

\$425,000 - 12905 86 Street, Edmonton

MLS® #E4450567

\$425,000

4 Bedroom, 2.00 Bathroom, 1,018 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

FANTASTIC OPPORTUNITY! Up/down duplex in the established family-friendly community of Killarney! Beautifully upgraded and meticulously maintained, this home features a stunning brand-new chef's kitchen with stainless steel appliances, full-height espresso cabinetry, quartz counters, and a subway tile backsplash. Luxury flooring flows throughout the bright main floor, which includes a spacious living room, elegant dining area, 3 bedrooms, and a stylish family bathroom. The fully developed basement with its own **SEPARATE ENTRANCE** offers amazing opportunities with a **2ND KITCHEN**, bedroom, living room, den, laundry, and more. Outside you'll find a gorgeous exterior, the huge lot is 50x150 and has a detached garage, fenced yard, patio, firepit, and mature trees and shrubs. Close to excellent schools, parks, and shopping—this property is a must-see!

Built in 1958

Essential Information

MLS® #	E4450567
Price	\$425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,018
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Bungalow
Status	Active

Community Information

Address	12905 86 Street
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3A9

Amenities

Amenities	Detectors Smoke, Fire Pit, Patio, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed July 31st, 2025

Days on Market 3

Zoning Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 8:02pm MDT