

## \$419,900 - 12835 91 Street, Edmonton

MLS® #E4453339

**\$419,900**

4 Bedroom, 2.00 Bathroom, 1,111 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Welcome to this incredibly well-maintained A-frame style bungalow, perfectly positioned across from a peaceful elementary school field and park! Brimming with mid-century charm and warmth, this 4-bedroom/2-bathroom home offers both convenience and serenity. Soaring windows and the vaulted ceiling flood the interior with beautiful natural light, highlighting the inviting lines and timeless character of its mid-century aesthetic. The versatile floor plan provides room for family living or creative re-imagining, with each space carrying a sense of comfort and personality. The basement is fully finished with a massive recreation room, bedroom, office and more! The massive backyard is perfect for gardening, or entertaining on those long summer nights. A rare opportunity to own a home that combines architectural character, functionality, and an enviable location! Excellent proximity to schools (K through 12 & NAIT), shopping, downtown Edmonton and much more!

Built in 1961

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453339  |
| Price     | \$419,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,111                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12835 91 Street |
| Area        | Edmonton        |
| Subdivision | Killarney       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3P4         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Vaulted Ceiling, See Remarks       |
| Parking   | Over Sized, Single Garage Detached |

### Interior

|              |                                                                                                                                          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Alarm/Security System, Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                |
| Stories      | 2                                                                                                                                        |
| Has Basement | Yes                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                           |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                          |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Brick, Stucco                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                           |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Mee-Yah-Noh     |
| Middle     | Killarney       |
| High       | Queen Elizabeth |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 02           |

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Listing information last updated on September 7th, 2025 at 3:32am MDT