

## \$444,888 - 12904 95 Street, Edmonton

MLS® #E4433109

**\$444,888**

4 Bedroom, 1.50 Bathroom, 1,051 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Great location with a park in front is where you will find this renovated air conditioned home that welcomes you into a living room with a dinette space and then flows into the remodelled kitchen with cabinets for maximum storage, appliances, back splash and counter tops. The Primary bedroom has a closet for easy access to clothing and accessories, 2 other bedrooms with large windows and closets and down the hall is the bathroom with double sink vanity and shower tub. This home offers 3+1 bedrooms & 2 bathrooms and a third level with a family room, a 4th bedroom, and bathroom. To enjoy the outdoors you have a relaxing deck, a generous west fenced yard, gardening, a green house and storage shed. The heated DOUBLE GARAGE has a front and back overhead door and comes with a front and a rear lane access. SOME recent UPGRADES Shingles, Composite Deck, Furnace, Water tank, A/C, Flooring, Paint, Doors, Windows, Appliances & some Light fixtures. Near schools, parks, restaurants, shopping, and public transportation

Built in 1959

### Essential Information

MLS® # E4433109

Price \$444,888



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,051
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	12904 95 Street
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3Y1

### **Amenities**

Amenities	Air Conditioner, Crawl Space, Deck, Storage-In-Suite
Parking	Double Garage Detached, Front Drive Access, Heated, Rear Drive Access

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Composition, Vinyl
Exterior Features	Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	98
Zoning	Zone 02



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