

\$348,800 - 12924/12926 85 Street, Edmonton

MLS® #E4446387

\$348,800

4 Bedroom, 2.00 Bathroom, 942 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Welcome to Killarney! Welcome to this spacious & upgraded up-and-down duplex, nestled on a generous 50x150 lot w/ RF4 Zoning. Boasting over 1,817 square feet of total living space this home offers upgraded Hardwood Floors throughout both levels. Bright & airy open-concept living areas are perfect for family gatherings and entertaining. The modern kitchen has updated countertops, backsplash & ample cabinetry. Each unit has its own separate entrance for privacy & convenience. A fully fenced backyard, provides a secure space the family. 2 single detached garages offers ample parking or additional storage space. Garage roof replaced in 2024, house roof redone in 2021 + Meter is upgraded to 100 amps for optimal electrical capacity! Perfectly located within walking distance to the O'Leary Rec Centre this home offers the ideal blend of comfort, convenience & investment potential! Close to parks, schools, shopping, local amenities and the Yellow Head Trail! A close drive to downtown Edmonton!

Built in 1961

Essential Information

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Price \$348,800



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	942
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Bungalow
Status	Active

Community Information

Address	12924/12926 85 Street
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 2Y9

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Glengarry School
Middle Killarney School
High Queen Elizabeth School

Additional Information

Date Listed July 7th, 2025
Days on Market 1
Zoning Zone 02

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Listing information last updated on July 8th, 2025 at 12:32pm MDT