

## \$390,000 - 13220 95 Street, Edmonton

MLS® #E4447416

**\$390,000**

5 Bedroom, 2.50 Bathroom, 1,411 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Beautifully updated 1,430 sq. ft. bungalow offering 5 bedrooms and 2.5 baths. The main floor features a bright layout with a spacious kitchen, ample cabinetry, a cozy breakfast/homework nook, and a sun-filled living room and dining area. The primary bedroom includes a 2-piece ensuite, with two additional bedrooms and a full bath completing the level. The basement suite includes two additional bedrooms, a spacious kitchen, laundry, and a large living room. Recent upgrades exceeding \$20,000 include dual high-efficiency furnaces, a new roof and eavestroughs, brand-new basement flooring and ceiling. Exterior doors, window trims, and the front deck have all been freshly painted, along with newer window coverings throughout. Outside, enjoy a large fenced backyard and a welcoming front deck—ideal for relaxing or entertaining. Conveniently located near public transit, schools, and shopping.

Built in 1967

### Essential Information

MLS® #	E4447416
Price	\$390,000
Bedrooms	5
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,411
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13220 95 Street
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3Y4

### Amenities

Amenities	Closet Organizers, Front Porch
Parking	Insulated, Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, No Back Lane, Picnic Area, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	St. Matthew, Glengarry
Middle	Killarney, St. Cecilia
High	Queen Elizabeth, Oâ€™leary

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	1
Zoning	Zone 02

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