

## **\$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**

MLS® # E4446387

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                3  
Zoning                              Zone 02

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