

## \$449,900 - 13123 85 Street, Edmonton

MLS® #E4456889

**\$449,900**

5 Bedroom, 2.00 Bathroom, 1,032 sqft

Single Family on 0.00 Acres

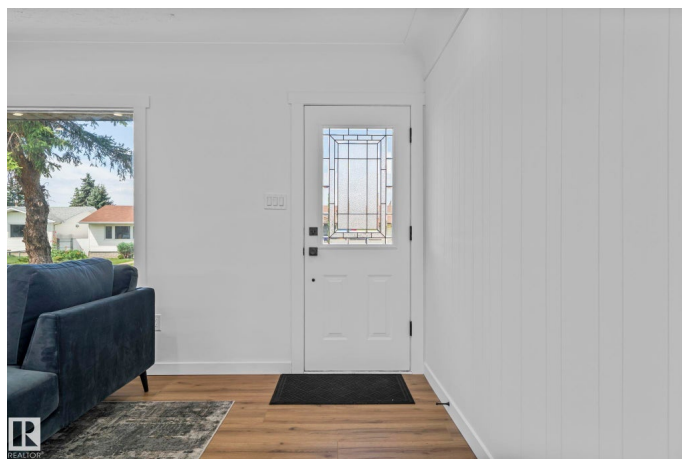
Killarney, Edmonton, AB

Look no further! Turn-key, fully renovated from top to bottom custom bungalow in Killarney! Every detail has been thoughtfully updated, including a new roof, furnace, hot water tank, windows, high end flooring throughout & quartz countertops in both the kitchens & bathrooms. Sleek stainless steel LG appliances, separate dining room. Fully Finished basement with 2nd kitchen, 2-bedrooms, full washroom & separate entrance, perfect for in-law living! Enjoy the massive yard with RS zoning (approved for a garage suite or home-based business), an oversized heated garage & lots of space for RV/boat parking. This home is perfect for families or savvy investor, located close to all amenities, schools & transit. Must be seen!

Built in 1958

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456889  |
| Price          | \$449,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,032     |
| Acres          | 0.00      |
| Year Built     | 1958      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13123 85 Street |
| Area        | Edmonton        |
| Subdivision | Killarney       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 2Z5         |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                         |
| Parking        | Double Garage Detached, Rear Drive Access, RV Parking                                     |

### Interior

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                      |
| Stories      | 2                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | Full, Finished                                                                                                 |

### Exterior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco, Wood                                                                                                                              |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                                                    |
| Construction      | Concrete, Stucco, Wood                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                  |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Mee-Yah, St Angela      |
| Middle     | Major General Griesbach |

High Archbishop O'Leary

**Additional Information**

Date Listed September 8th, 2025  
Days on Market 12  
Zoning Zone 02

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