

## \$485,000 - 12926 96 Street, Edmonton

MLS® #E4445186

**\$485,000**

4 Bedroom, 2.00 Bathroom, 1,237 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

INCREDIBLE UP/DOWN Duplex! What an Opportunity to live in with a mortgage helper. This home is Immaculate! Upon entry you are greeted by Large living space with its warm open floor plan is imbued with natural light, & with an expansive dining area.Â Followed by the Gorgeous Chefâ€™s kitchen Boasting plenty of cabinetry, counters.Â 3 Large Bedroomâ€™s, Full Bathroom. The Fully Finished Basement has TWO SEPARATE ENTRANCEâ€™S with a SUITE, Large Living Room, SECOND Kitchen, a renovated bathroom, and 2 bedrooms.Upgradeâ€™s Include: Windows, Kitchens, Mechanical, Bathroomâ€™s, Flooring, paint, doors, trim, fixtures.Also both floors have separate laundry. West facing fenced yard is large a bright, with a Double Garage and large driveway for ample parking.

Built in 1959

### Essential Information

MLS® #	E4445186
Price	\$485,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,237
Acres	0.00



Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12926 96 Street
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4B1

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

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

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