

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

MLS® #E4445186

**\$485,000**

5 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       | 5         |
| 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 | 2              |
| Zoning         | Zone 02        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 2nd, 2025 at 10:47pm MDT