

## \$299,900 - 12910 96 Street, Edmonton

MLS® #E4430888

**\$299,900**

2 Bedroom, 2.00 Bathroom, 828 sqft

Single Family on 0.00 Acres

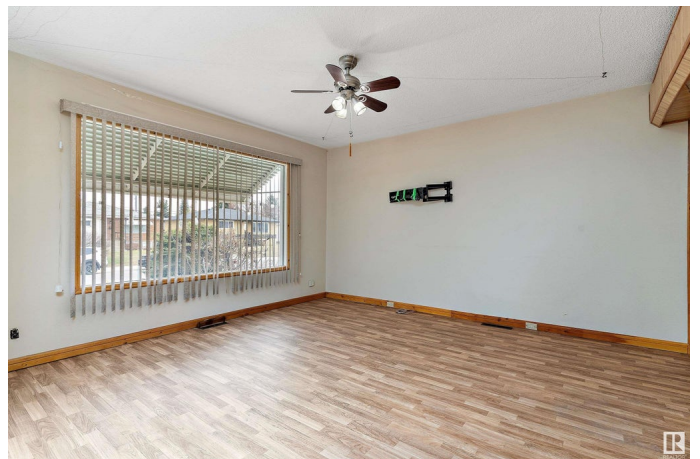
Killarney, Edmonton, AB

Well maintained bungalow in the community of Killarney on a 50x150 lot. Main floor has an abundance of natural light with extra large windows added. Two bedrooms and a three piece bathroom. Open kitchen with storage and a pantry. Fully finished basement offers a cold room, laundry, recreation room, four piece bathroom and 2 dens that can easily convert to bedrooms. Upgrades include roof (2014), Siding and insulation (2014) furnace (2017) Double detached garage with extra driveway parking. Large backyard has many fruit trees to enjoy. Close to transit and all amenities. Perfect for investors or first time home buyers!

Built in 1939

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4430888               |
| Price          | \$299,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 828                    |
| Acres          | 0.00                   |
| Year Built     | 1939                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12910 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, Dryer, Oven-Microwave, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Finished                                                                     |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                         |
| Exterior Features | Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 02          |

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Listing information last updated on May 2nd, 2025 at 8:17am MDT