

## \$419,900 - 12835 91 Street, Edmonton

MLS® #E4453339

**\$419,900**

4 Bedroom, 2.00 Bathroom, 1,111 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Welcome to this incredibly well-maintained A-frame style bungalow, perfectly positioned across from a peaceful elementary school field and park! Brimming with mid-century charm and warmth, this 4-bedroom/2-bathroom home offers both convenience and serenity. Soaring windows and the vaulted ceiling flood the interior with beautiful natural light, highlighting the inviting lines and timeless character of its mid-century aesthetic. The versatile floor plan provides room for family living or creative re-imagining, with each space carrying a sense of comfort and personality. The basement is fully finished with a massive recreation room, bedroom, office and more! The massive backyard is perfect for gardening, or entertaining on those long summer nights. A rare opportunity to own a home that combines architectural character, functionality, and an enviable location! Excellent proximity to schools (K through 12 & NAIT), shopping, downtown Edmonton and much more!

Built in 1961

### Essential Information

MLS® #	E4453339
Price	\$419,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,111
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12835 91 Street
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3P4

### Amenities

Amenities	Vaulted Ceiling, See Remarks
Parking	Over Sized, Single Garage Detached

### Interior

Appliances	Alarm/Security System, Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Mee-Yah-Noh
Middle	Killarney
High	Queen Elizabeth

**Additional Information**

Date Listed	August 16th, 2025
Days on Market	1
Zoning	Zone 02

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