

## **\$369,900 - 13123 85 Street, Edmonton**

MLS® #E4433398

**\$369,900**

5 Bedroom, 2.00 Bathroom, 1,000 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

**CHARMING FIXER-UPPER OR RE-DEVELOPMENT OPPORTUNITY!** This solid 3+2 bedroom, 1000 SqFt bungalow is situated on a spacious 50X150 lot with back alley access to the detached 22x24 garage. The perfect place to build sweat equity for renovators, investors, DIY enthusiasts or anyone looking to add value. The main floor features a bright living room with large window allowing plenty of natural light in the home. Complete with kitchen, dining room, 3 bedrooms & 4pce bath. Downstairs includes an additional 2 bedrooms, 4pce bath and a **SEPARATE ENTRANCE** offering excellent potential for a basement suite or in-law quarters. Located close to schools, parks & transportation with quick access to shopping & amenities. Give this property some TLC and it could shine! Don't miss your chance for endless potential!

Built in 1958

### **Essential Information**

MLS® #	E4433398
Price	\$369,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,000



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	Detectors Smoke
Parking Spaces	4
Parking	Double Garage Detached, RV Parking

### Interior

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed	April 29th, 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 May 1st, 2025 at 8:02pm MDT