

# \$475,000 - 13123 85 Street, Edmonton

MLS® #E4449777

**\$475,000**

5 Bedroom, 2.00 Bathroom, 1,032 sqft  
Single Family on 0.00 Acres

Killarney, Edmonton, AB

Welcome to this stunning, fully renovated custom bungalow on a quiet, family-friendly street! Every detail has been thoughtfully updated, including a brand-new roof, furnace, hot water tank, windows, flooring, and quartz countertops in both the kitchen and bathroom. The chef’s kitchen features sleek LG appliances, while the fully finished basement offers a 2-bedroom in-law living space with a second kitchen and private separate entrance!

Enjoy the massive yard with RS zoning (ideal for a garage suite or home-based business), an oversized garage with RV parking, and endless possibilities for outdoor living. This home is perfect for families or savvy investors and is located close to all amenities, schools, and transit.

Built in 1958

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449777  |
| Price          | \$475,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,032     |
| 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      | Off Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                         |
| Parking        | Double Garage Detached, Rear Drive Access, RV Parking                                     |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| Stories      | 2                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | Full, Finished                                                                             |

### Exterior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco, Wood                                                                                                                              |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                                                    |
| Construction      | Concrete, Stucco, Wood                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                  |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Mee-Yah, St Angela      |
| Middle     | Major General Griesbach |

High Archbishop O'Leary

**Additional Information**

Date Listed July 25th, 2025  
Days on Market 16  
Zoning Zone 02

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Listing information last updated on August 10th, 2025 at 4:02am MDT