

# \$439,900 - 12904 86 Street, Edmonton

MLS® #E4458688

**\$439,900**

6 Bedroom, 2.00 Bathroom, 1,567 sqft  
Single Family on 0.00 Acres

Killarney, Edmonton, AB

Discover this spacious bungalow in Killarney, Edmonton, offering comfort, functionality, and plenty of room for the whole family. As you step inside, youâ€™re welcomed by a bright and inviting entry way, the family room is framed by three large windows, flooding the space with natural light and giving you a charming view of the neighborhood. The kitchen is a true highlight, featuring endless counter space and a window overlooking the yardâ€”making daily routines a little brighter. A formal dining room, a convenient 5pc bathroom with laundry area, two additional bedrooms, and a primary bedroom complete the main floor. The fully finished basement is perfect for hosting in-laws with a second kitchen, another dining area, three extra bedrooms, a den, and abundant storage. Step outside to a huge fenced backyard, ideal for gatherings, gardening, or simply unwinding. A must see!

Built in 1970

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458688  |
| Price      | \$439,900 |
| Bedrooms   | 6         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,567                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12904 86 Street |
| Area        | Edmonton        |
| Subdivision | Killarney       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3B1         |

### Amenities

|           |                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, No Smoking Home, Open Beam, Patio, R.V. Storage, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Detached                                                                                              |

### Interior

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                       |
| Fireplace    | Yes                                                                             |
| Fireplaces   | Brick Facing                                                                    |
| Stories      | 2                                                                               |
| Has Suite    | Yes                                                                             |
| Has Basement | Yes                                                                             |
| Basement     | Full, Finished                                                                  |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                          |
| Exterior Features | Corner Lot, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                                 |
| Construction      | Wood, Stone, Stucco                                                                                                          |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      St. Matthew Catholic  
Middle                              St. Cecilia Catholic  
High                                 Queen Elizabeth School

**Additional Information**

Date Listed                      September 19th, 2025  
Days on Market                31  
Zoning                              Zone 02

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