

\$499,900 - 12811/12813 89 Street, Edmonton

MLS® #E4462950

\$499,900

5 Bedroom, 2.00 Bathroom, 1,096 sqft
Single Family on 0.00 Acres

Killarney, Edmonton, AB

Fully Renovated Bungalow with Legal Suite in Killarney! This beautifully updated, move-in-ready home offers outstanding flexibility and income potential. The main floor boasts a bright, open-concept layout with a spacious kitchen featuring new appliances, modern finishes, and plenty of natural light. Enjoy 3 generous bedrooms, stylish updates throughout, including all-new windows. The fully self-contained 2-bedroom legal basement suite includes its own private entrance, separate furnace, power meter, laundry, and even its own address—ideal for extended family, guests, or generating extra rental income. Set on a large lot with a double detached garage and extra parking. Located in the desirable community of Killarney, close to schools, shopping, parks, and with quick access to 97 St, 82 St, and Yellowhead Trail. A fantastic opportunity for investors or buyers seeking a mortgage helper in a convenient, well established neighborhood!

Built in 1960

Essential Information

MLS® #	E4462950
Price	\$499,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,096
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12811/12813 89 Street
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3J8

Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Double Garage Detached, Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 20th, 2025
Days on Market	29
Zoning	Zone 02

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