

Courtesy Of Lindsey Mitchell Of 2% Realty Pro

## \$369,000 - 13211 95 Street, Edmonton

MLS® #E4439029

**\$369,000**

3 Bedroom, 1.50 Bathroom, 1,104 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

This 2-storey half duplex located in a family-oriented neighbourhood offers over 1100 sq ft of living space, a fully finished basement that has a second living room, an additional half bathroom and a flex space/den that will be ideal for an office or play area. This home has been professionally renovated from top to bottom by Urban Style Homes and is ready for its new owners! The kitchen has been completely reimagined with custom Gem Cabinets, quartz countertops, a large island with a hang over for additional seating, and brand new stainless steel appliances. This home provides a perfect blend of modern and practical. Upgraded with all new windows & exterior doors (\$12,000 value), all-new electrical, 100-amp panel upgrade (\$10,000 value), pot lights throughout, high-quality vinyl plank flooring, brand new carpet in the basement and upstairs, all new interior doors, closet shelving, baseboards, light fixtures, exterior siding, freshly poured sidewalks, and even landscaping including new trees.

Built in 1962

### Essential Information

MLS® # E4439029

Price \$369,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,104
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	13211 95 Street
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3Y2

### **Amenities**

Amenities	On Street Parking
Parking	2 Outdoor Stalls, Front/Rear Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Glengarry School  
Middle                      St. Cecilia Junior High  
High                        Archbishop O'Leary

**Additional Information**

Date Listed                May 28th, 2025  
Days on Market        13  
Zoning                      Zone 02

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