

## \$349,900 - 13211 95 Street, Edmonton

MLS® #E4441921

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,142 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

This fully renovated 2-storey half duplex in a family-friendly neighbourhood offers over 1,100 sq ft of stylish, functional living space—plus a fully finished basement. Downstairs features a second living room, a half bathroom, and a versatile flex space perfect for an office or playroom. Professionally updated from top to bottom by Urban Style Homes, this property is move-in ready. The reimagined kitchen includes custom Gem Cabinets, quartz countertops, a large island with seating overhang, and brand-new stainless steel appliances—blending modern design with everyday practicality. Upgrades include new windows and exterior doors (\$12,000 value), an updated 100-amp electrical panel (\$10,000 value), pot lights throughout, luxury vinyl plank flooring, new carpet in the basement and upper level, new interior doors, closet systems, baseboards, and light fixtures. Exterior improvements feature new siding, freshly poured sidewalks, and landscaping with new trees.

Built in 1962

### Essential Information

MLS® # E4441921

Price \$349,900



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,142
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	See Remarks
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

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	74
Zoning	Zone 02

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Listing information last updated on August 25th, 2025 at 1:02am MDT