

## \$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 | 83              |
| Zoning         | Zone 02         |

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Listing information last updated on September 3rd, 2025 at 3:47am MDT