

## **\$425,000 - 13208 102 Street, Edmonton**

MLS® #E4422490

**\$425,000**

5 Bedroom, 2.00 Bathroom, 1,047 sqft  
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

This is an excellent opportunity to own a RF4 Zoning bungalow for self-use or as an income property with immense potential for future re-development. This property has gone through complete facelift providing a refreshing look. It features a big lot and a big backyard of more than 7,000 sq ft, a big living room, dining room, an upgraded kitchen, 3 big bedrooms and 1 bath upstairs, an attached single garage and a fully developed basement with 2 bedrooms, 1 bath and a side entry for easy conversion into a second suite. There have been tons of upgrade and replacement in place including a 30-year lifelong roof replaced in 2013, all windows replaced in 2015. The location is prime right in a famous school zone, including elementary, junior high schools and senior high schools, all within walking distances. Amenities close by include Northgate Mall, North Town Mall, banks, swimming pool, T&T, No Frills, Superstore, YMCA and a bus stop at the next door, You name it. Come take a look and you wont be disappointed.

Built in 1962

### **Essential Information**

MLS® # E4422490

Price \$425,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,047                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 13208 102 Street |
| Area        | Edmonton         |
| Subdivision | Rosslyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 4J8          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                             |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                       |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed February 21st, 2025

Days on Market 57

Zoning Zone 01

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Listing information last updated on April 19th, 2025 at 11:02am MDT