

\$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 54

Zoning Zone 01

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Listing information last updated on April 16th, 2025 at 4:47pm MDT