# \$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 rom, 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.



#### **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 61

Zoning Zone 01

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