

Courtesy Of Austin Hackner Of Real Broker

## \$369,000 - 13536 104a Street, Edmonton

MLS® #E4429298

**\$369,000**

4 Bedroom, 2.00 Bathroom, 951 sqft  
Single Family on 0.00 Acres

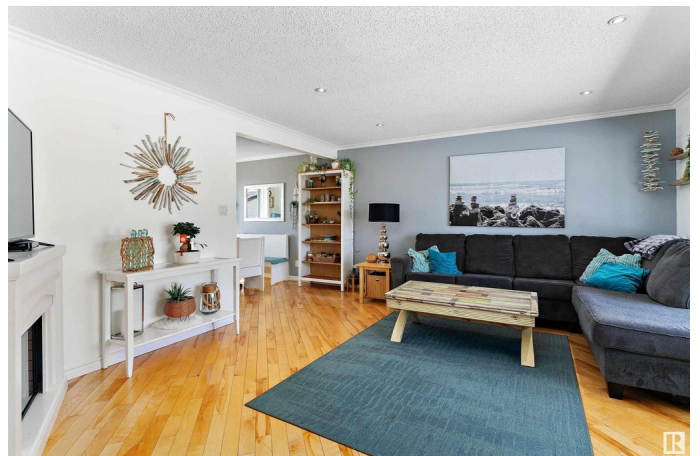
Rosslyn, Edmonton, AB

Discover this well cared for 4 bedroom, 2 bathroom home in the family-friendly neighbourhood of Rosslyn! With spacious bedrooms and a functional layout, this property offers comfort and flexibility for families or first time home buyers. Enjoy the huge yard, perfect for outdoor fun, gardening, or future development. Located right next to Scott Robertson School, it's an unbeatable spot for families with school-aged kids. Plus, the sewer line has already been replaced, giving you peace of mind and saving on future costs. A great opportunity in a quiet community close to parks, shopping, and transit. Don't miss out on this Rosslyn gem!

Built in 1959

### Essential Information

MLS® #	E4429298
Price	\$369,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	951
Acres	0.00
Year Built	1959
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13536 104a Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4R2

### Amenities

Amenities	On Street Parking, No Smoking Home
Parking	Double Garage Detached, Heated, Insulated

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Scott Robertson School
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### Additional Information

Date Listed	April 5th, 2025
Days on Market	2
Zoning	Zone 01

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Listing information last updated on April 7th, 2025 at 2:02am MDT