

## **\$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 58

Zoning Zone 01

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