

\$405,900 - 13208 102 Street, Edmonton

MLS® #E4422490

\$405,900

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 | \$405,900 |



| | |
|----------------|------------------------|
| 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 115

Zoning Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 7:02am MDT