# \$425,000 - 13435 101 Street, Edmonton

MLS® #E4440151

### \$425,000

5 Bedroom, 2.00 Bathroom, 1,005 sqft Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Beautifully renovated top to bottom bungalow with a fully permitted legal suite and separate side entrance. This move-in-ready home in the sought after area of ROSSLYN features brand-new appliances, modern flooring, fresh paint, and a stylish kitchen with granite countertops. The main level offers a kichen with nook, living room, dining room, 3 bedrooms and 1 full bathroom, flooded with natural light and updated with a contemporary touch. The bright basement suite includes 2 bedrooms, a full kitchen, and a spacious rec areaâ€"ideal for rental income or extended family. 2 new furnaces and new hot water tanks make it fully self contained. Located close to schools, parks, shopping, and transit, this home is perfect for families or investors looking for value and flexibility. Don't miss outâ€"this one won't last l

Built in 1961

## **Essential Information**

MLS® # E4440151

Price \$425,000

Bedrooms 5

Bathrooms 2.00

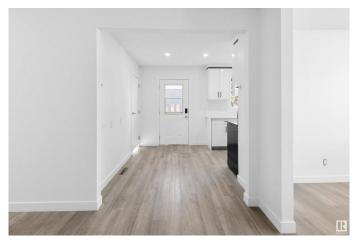
Full Baths 2

Square Footage 1,005

Acres 0.00







Year Built 1961

Type Single Family

Sub-Type Half Duplex

Style Bungalow

Status Active

## **Community Information**

Address 13435 101 Street

Area Edmonton
Subdivision Rosslyn

City Edmonton
County ALBERTA

Province AB

Postal Code T5E 4G5

## **Amenities**

Amenities See Remarks

Parking Double Garage Detached

## Interior

Appliances Hood Fan, Stacked Washer/Dryer, Window Coverings,

Refrigerators-Two, Stoves-Two, Dishwasher-Two

Heating Forced Air-1, Natural Gas

Stories 2 Has Suite Yes

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stucco

Exterior Features Public Transportation, Schools, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 3rd, 2025

Days on Market 14

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 17th, 2025 at 3:32pm MDT