

\$375,000 - 13203 107 Street, Edmonton

MLS® #E4428501

\$375,000

3 Bedroom, 2.00 Bathroom, 1,055 sqft
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Discover your dream your next home with this impeccable 3-bedroom, 2-bathroom house, ideal for first-time buyers or a growing family. Nestled on a generous corner plot, this 1055 sq.ft. bungalow offers a turnkey home, complete with a meticulously maintained frontage that sets the tone for the pristine property within. Step inside to the sunlit living and dining room area, adorned with lustrous hardwood floors and direct access to a welcoming deck. The heart of this residence is the cosy kitchen, boasting wood cabinets, granite countertops, and ample storage and workspace. The expansive primary bedroom is a haven of relaxation, with a walk-in closet. A fully developed basement offers an office space with a second living area or the option of a large rec room. Additional benefits include a snug reading library and a laundry room that offers extra storage space. Double detached garage with ample parking. Across Rosslyn Park and near schools, theres shopping, restaurants and dog park near by. A MUST SEE!

Built in 1959

Essential Information

MLS® # E4428501

Price \$375,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,055 |
| Acres | 0.00 |
| Year Built | 1959 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 13203 107 Street |
| Area | Edmonton |
| Subdivision | Rosslyn |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5E 4W1 |

Amenities

| | |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary Lauderdale, Scott Robertson

Middle Rosslyn, Killarny

High Queen E, O'leary

Additional Information

Date Listed April 1st, 2025

Days on Market 3

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 April 4th, 2025 at 7:47am MDT