# \$375,000 - 13203 107 Street, Edmonton

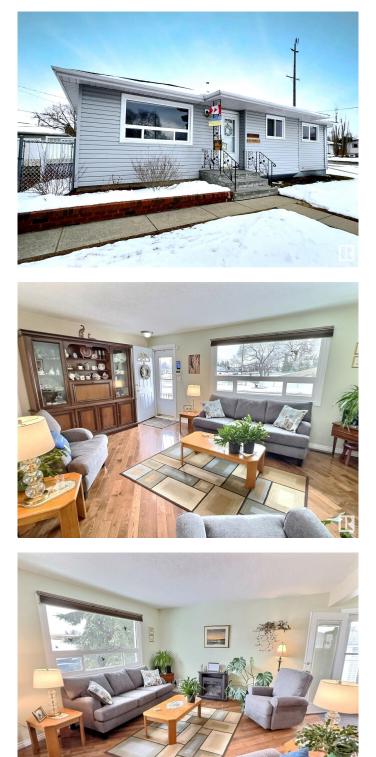
MLS® #E4428501

#### \$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
Туре	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 3:17am MDT