

\$449,900 - 13008 13010 101 Street, Edmonton

MLS® #E4426829

\$449,900

5 Bedroom, 2.00 Bathroom, 1,143 sqft
Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

PRIME INVESTMENT OPPORTUNITY! This solid up-down duplex sits on a **MASSIVE** lot in the established neighborhood of Lauderdale. The basement has a **SEPARATE FRONT AND BACK ENTRANCE!** Nicely upgraded throughout with new window coverings, laminate flooring and the windows and furnace have also been replaced. The main floor has a bright modern kitchen with new countertops, a spacious living room with a feature stone wall and large picture window. There are 3 generous bedrooms with ample closet space and an updated family bathroom with new contemporary fixtures and fittings. The completely separate **BASEMENT SUITE** has a large kitchen, 2 bedrooms, full bathroom, laundry and plenty of storage space. The huge, fenced yard has a double detached garage with plenty of parking. Ideally located just 10 minutes from downtown, close to Grand Trunk Leisure Centre and steps away from the off-leash dog park – a great addition to your portfolio!

Built in 1958

Essential Information

MLS® #	E4426829
Price	\$449,900
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,143
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Raised Bungalow
Status	Active

Community Information

Address	13008 13010 101 Street
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4E9

Amenities

Amenities	Detectors Smoke, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dryer, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 21st, 2025

Days on Market 16

Zoning Zone 01

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