

# \$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 10

Zoning Zone 01

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