

\$350,000 - 10311 Lauder Avenue, Edmonton

MLS® #E4430408

\$350,000

4 Bedroom, 2.00 Bathroom, 1,020 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Perfect for first-time buyers! This charming 4 bed, 2 bath bungalow in Lauderdale offers 1,019 sq ft of bright, comfortable living. The main floor features a spacious living room, a kitchen with tons of cabinet space, cozy dining area, 2 bedrooms, and a 3-piece bath with a relaxing corner tub. The FULLY FINISHED BASEMENT has its OWN SEPARATE ENTRANCE, SECOND KITCHEN, large rec room, 2 more bedrooms, and another 3-piece bath—ideal for roommates, guests, or future rental income. Enjoy a great location close to bus stops, schools, and grocery stores—everything you need is just minutes away. Whether you're starting out or looking for a home with extra space and potential, this one checks all the boxes!

Built in 1963

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4430408 |
| Price | \$350,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,020 |
| Acres | 0.00 |
| Year Built | 1963 |



| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 10311 Lauder Avenue |
| Area | Edmonton |
| Subdivision | Lauderdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5E 5P9 |

Amenities

| | |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Storage Shed, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 01 |

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