

\$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 20

Zoning Zone 01

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Listing information last updated on April 10th, 2025 at 3:02am MDT