

## \$450,000 - 10706 129 Avenue, Edmonton

MLS® #E4443436

**\$450,000**

4 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Looking for an easily suiteable move-in ready home in a family-friendly neighbourhood? This gem is just a short walk to all levels of schoolsâ€”including Francophone Elementaryâ€”plus parks, Grand Trunk Rec Centre, transit, and even a dog park! Inside, youâ€™ll love the warm hardwood floors throughout the main level and the bright, spacious living room that flows into a functional kitchenâ€”complete with walk-in pantry, updated cabinets, modern counters, and stainless steel appliances. Itâ€™s perfect for family life and casual entertaining! There are 3 good-sized bedrooms and a stylish 4-piece bathroom on the main floor.

Downstairs, there's loads of extra space including a GORGEOUS and BRIGHT family room (with kitchenette), lots of HUGE WINDOWS, a 3-piece bath with walk-in tiled shower, and a 4th bedroom. Outside, the fully fenced MASSIVE back yard is great for kids or pets, and the oversized double heated garage is a major bonus! New shingles, HWT and more!

Built in 1958

### Essential Information

MLS® # E4443436

Price \$450,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,055                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10706 129 Avenue |
| Area        | Edmonton         |
| Subdivision | Lauderdale       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 0L4          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Fire Pit, No Smoking Home, Patio               |
| Parking   | Double Garage Detached, Over Sized, RV Parking |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, See Remarks, TV Wall Mount, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Lauderdale  
Middle                              Rosslyn  
High                                Queen E

**Additional Information**

Date Listed                      June 20th, 2025  
Days on Market                14  
Zoning                              Zone 01

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