

## \$399,000 - 13435 101 Street, Edmonton

MLS® #E4445936

**\$399,000**

5 Bedroom, 2.00 Bathroom, 1,005 sqft

Single Family on 0.00 Acres

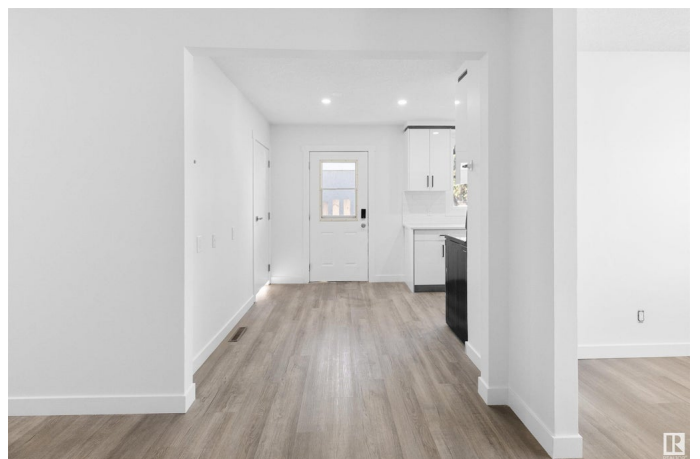
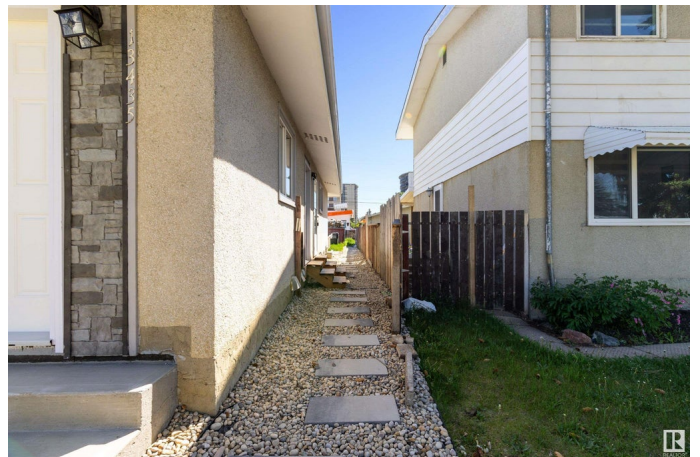
Rosslyn, Edmonton, AB

Welcome to this FULLY RENOVATED half duplex with a finished LEGAL basement suite and SIDE entry in desirable ROSSLYN! The main floor boasts brand-new hardwood flooring, stylish fixtures, a spacious living/dining area, and a modern kitchen with granite countertops and new appliances. You'll also find 3 large bedrooms, a 4pc bath, and main floor laundry. The legal basement suite has a private entrance, 2 bedrooms, a full kitchen with cabinets, a large living/dining area, a space for laundry and a 4pc bath. Enjoy a private fenced yard and a double detached garage. Conveniently located near schools, parks, shopping, and transit. Ideal for families or investorsâ€™live up and rent down! Donâ€™t miss this opportunity!

Built in 1961

### Essential Information

MLS® #	E4445936
Price	\$399,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,005
Acres	0.00
Year Built	1961



Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	13435 101 Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4G5

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	2
Zoning	Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 1:02pm MDT