

## \$319,900 - 12947 109 Street, Edmonton

MLS® #E4463584

**\$319,900**

5 Bedroom, 2.00 Bathroom, 1,166 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Welcome to this timeless 5 bedroom bungalow, lovingly cared for by its original owner! Tucked away on a quiet street, this granny chic gem features gleaming hardwood floors hidden beneath the shag carpet. Bright, spacious eat-in kitchen overlooking the large, fenced yard with mature apple trees. This home radiates good energy & solid bones the perfect opportunity to create your family dream home or a great investment for flippers or landlords. The high-ceiling basement offers excellent potential for a secondary suite or nanny flat with a separate entrance. Outside, enjoy the oversized double garage (heated!) plus alley access, extra parking for two vehicles & a cement pad ready for your boat or RV. Unbeatable location across from a park with off-leash dog area, near Grand Trunk Arena, pool & leisure centre. Minutes from shops on 97 Street, schools, transit, restaurants & 15 min drive to Downtown. Don't miss out on this charming gem filled with possibilities!

Built in 1957

### Essential Information

MLS® # E4463584

Price \$319,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,166                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12947 109 Street |
| Area        | Edmonton         |
| Subdivision | Lauderdale       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 4Y3          |

### Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Bar, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, R.V. Storage            |
| Parking Spaces | 5                                                                                                        |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated, Parking Pad Cement/Paved, Rear Drive Access, RV Parking |

### Interior

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Water Softener, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                 |
| Fireplace    | Yes                                                                                       |
| Fireplaces   | Insert                                                                                    |
| Stories      | 2                                                                                         |
| Has Basement | Yes                                                                                       |
| Basement     | Full, Finished                                                                            |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf |

Nearby, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby,  
Private Setting, Public Swimming Pool, Public Transportation, Schools,  
Shopping Nearby, Vegetable Garden

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Lauderdale, St Angela    |
| Middle     | A. Blair McPherson       |
| High       | O'Leary, Queen Elizabeth |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 01            |

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