

# \$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 16

Zoning Zone 01

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Listing information last updated on April 6th, 2025 at 5:17pm MDT