

## \$375,000 - 13203 107 Street, Edmonton

MLS® #E4428501

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,055 sqft  
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Discover your dream your next home with this impeccable 3-bedroom, 2-bathroom house, ideal for first-time buyers or a growing family. Nestled on a generous corner plot, this 1055 sq.ft. bungalow offers a turnkey home, complete with a meticulously maintained frontage that sets the tone for the pristine property within. Step inside to the sunlit living and dining room area, adorned with lustrous hardwood floors and direct access to a welcoming deck. The heart of this residence is the cosy kitchen, boasting wood cabinets, granite countertops, and ample storage and workspace. The expansive primary bedroom is a haven of relaxation, with a walk-in closet. A fully developed basement offers an office space with a second living area or the option of a large rec room. Additional benefits include a snug reading library and a laundry room that offers extra storage space. Double detached garage with ample parking. Across Rosslyn Park and near schools, theres shopping, restaurants and dog park near by. A MUST SEE!

Built in 1959

### Essential Information

MLS® # E4428501

Price \$375,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13203 107 Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4W1

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **School Information**

Elementary            Lauderdale, Scott Robertson

Middle                Rosslyn, Killarny

High                    Queen E, O'leary

### **Additional Information**

Date Listed            April 1st, 2025

Days on Market      3

Zoning                 Zone 01

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