# \$380,000 - 13520 104a Street, Edmonton

MLS® #E4449318

#### \$380.000

3 Bedroom, 2.00 Bathroom, 962 sqft Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

A RARE FIND â€" lovingly maintained by the same family for nearly 60 years, with NO REAR NEIGHBOURS!! This home showcases a large living room with hardwood flooring, great kitchen with picture window overlooking the yard, separate dining room, 2 sizeable main-floor bedrooms, a 3pc bath with walk-in tiled shower, and a fully-finished basement featuring a 2nd kitchen, living room & den, 3rd bedroom, 4pc bath, & a sauna – ideal for a future suite! Now for the location â€" it's absolute perfection! Backing onto the WALKING TRAIL, it's minutes away from schools, playgrounds, shopping & all amenities. Complete with newer shingles (2023), a double-detached garage (with single overhead door & attached workshop), and cedar patio, this home is beautifully landscaped & fenced and would be wonderfully suited for a young family or investor.

Built in 1959

#### **Essential Information**

MLS® # E4449318 Price \$380,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2







Square Footage 962
Acres 0.00
Year Built 1959

Type Single Family

Sub-Type Detached Single Family

Style Bungalow
Status Active

## **Community Information**

Address 13520 104a Street

Area Edmonton
Subdivision Rosslyn
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 4R2

#### **Amenities**

Amenities Deck, No Smoking Home, Workshop, See Remarks

Parking Over Sized, Single Garage Detached

#### Interior

Appliances Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave,

Storage Shed, Washer, Window Coverings, Refrigerators-Two,

Stoves-Two, Dishwasher-Two

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, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, Vegetable Garden, See

Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 24th, 2025

Days on Market

Zoning Zone 01

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