

\$399,000 - 13435 101 Street, Edmonton

MLS® #E4445936

\$399,000

5 Bedroom, 2.00 Bathroom, 1,005 sqft

Single Family on 0.00 Acres

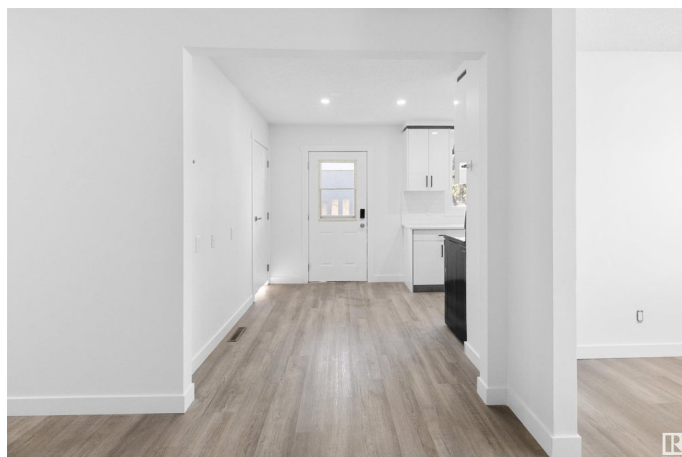
Rosslyn, Edmonton, AB

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 investors—live up and rent down! Don'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	33
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 August 6th, 2025 at 4:47pm MDT