

## \$550,000 - 13230/32 101 Street, Edmonton

MLS® #E4430532

**\$550,000**

6 Bedroom, 3.50 Bathroom, 1,279 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Exceptional UP/DOWN DUPLEX located in the mature and sought-after neighbourhood of Rosslyn. This property has undergone an extensive renovation in 2021, transforming it into a modern living space with high-quality finishes. Main Floor offers 3 well-appointed bedrooms, 1.5 modern bathrooms, Spacious living room, perfect for relaxation, Elegant kitchen featuring granite countertops and stainless steel appliances and a laundry room. Lower Level consist of 3 additional bedrooms for ample living space, 2 bathrooms, Fully equipped kitchen ideal for entertaining, Comfortable living room, dedicated laundry facility, and Common area mechanical room equipped with two high-efficiency furnaces. This duplex is situated on a generous 749 m<sup>2</sup> corner lot, making it an attractive investment opportunity or holding property for future development. Don't miss your chance to own this remarkable duplex in a thriving community.

Built in 1961

### Essential Information

MLS® #	E4430532
Price	\$550,000
Bedrooms	6
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,279
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Raised Bungalow
Status	Active

### Community Information

Address	13230/32 101 Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4G2

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Stacked Washer/Dryer, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Corner Lot, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 11th, 2025

Days on Market                66

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 June 16th, 2025 at 8:02pm MDT