

## \$399,000 - 13435 101 Street, Edmonton

MLS® #E4445936

**\$399,000**

5 Bedroom, 2.00 Bathroom, 1,005 sqft

Single Family on 0.00 Acres

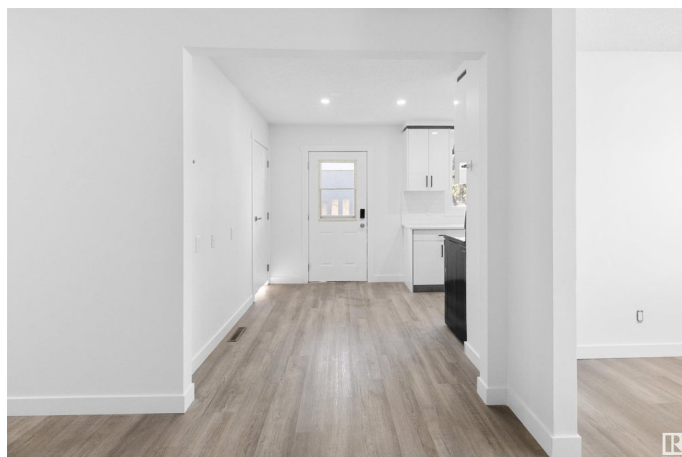
Rosslyn, Edmonton, AB

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 investorsâ€™live up and rent down! Donâ€™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 | 29             |
| Zoning         | Zone 01        |

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Listing information last updated on August 2nd, 2025 at 4:47am MDT