

## \$342,000 - 13335 104 Street, Edmonton

MLS® #E4444969

**\$342,000**

4 Bedroom, 1.00 Bathroom, 1,019 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

ESTATE SALE—an incredible opportunity awaits in a quiet, established neighborhood backing onto a serene green space! This original-owner bungalow is well-maintained and loaded with potential. Bright eat-in kitchen, large living room, 3 main-floor bedrooms plus a full 4-piece bath. Downstairs in the mostly finished basement is a 4th bedroom, large family room, huge storage room, and a generous utility area. All new windows and a newer roof add peace of mind. Enjoy this beautiful 611.49 sq m lot with a private concrete-covered patio overlooking the two 20'™x22'™ garden plots. The double detached garage with RV parking is a rare find! Located within walking distance to Northgate Mall, schools, parks, and all amenities, this home is ideal for renovators, investors, or first-time buyers ready to personalize and add value. This is your chance to own in a fantastic location and enjoy peace and privacy for years to come.

Built in 1961

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4444969  |
| Price     | \$342,000 |
| Bedrooms  | 4         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 1,019                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13335 104 Street |
| Area        | Edmonton         |
| Subdivision | Rosslyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 4P2          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Detectors Smoke, Front Porch, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Extra, Patio, R.V. Storage, Security Window Bars, Vinyl Windows, Green Building |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, RV Parking   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|                 |                     |
|-----------------|---------------------|
| Lot Description | 50'x144'            |
| Roof            | Asphalt Shingles    |
| Construction    | Wood, Stucco, Vinyl |
| Foundation      | Concrete Perimeter  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | St Matthew;Scott Robinson  |
| Middle     | St Cecilia                 |
| High       | ArchO'Leary;QueenElizabeth |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 01         |

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Listing information last updated on July 7th, 2025 at 1:47pm MDT