

\$499,888 - 13456 107 Street, Edmonton

MLS® #E4447257

\$499,888

5 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Beautifully renovated and fully permitted, this legally suited 5-bedroom, 2-bathroom home is the ultimate turn-key investment! Nearly everything is new—windows, exterior siding, garage door and opener, plumbing, electrical, HVAC with two furnaces, water tank, flooring, two stylish kitchens, and two full sets of appliances—making this a low-maintenance, high-cashflow property. Situated on a massive lot directly across from a park and close to schools, it offers the perfect blend of lifestyle and location. Whether you're house-hacking or expanding your portfolio, this one is ready to earn from day one!

Built in 1959

Essential Information

MLS® #	E4447257
Price	\$499,888
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
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Community Information

Address	13456 107 Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4W2

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 11th, 2025
Days on Market	7
Zoning	Zone 01

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Listing information last updated on July 18th, 2025 at 7:47am MDT