

# \$399,900 - N/A, Edmonton

MLS® #E4455535

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,077 sqft  
Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Charming family home in an unbeatable location! Directly across from *École PÃre-Lacombe* Elementary and Lauderdale Community Playground next to Lauderdale Elementary. Just 3 blocks to Grand Trunk Park and Fitness Centre, 4 blocks to Rosslyn Park and Rosslyn Junior High with easy access to 97 St NW & Yellowhead Trail. No houses directly across offers the perfect blend of privacy and convenience with loads of parking front and back, fully fenced yard with RV parking, dog run, and a gazebo with hot tub for your private relaxation and entertainment. The Back lane provides access to the double detached garage with a cozy wood stove. Located in a friendly neighborhood where some residents have lived for over 60 years, this home offers a serene, welcoming vibe perfect for families. The fully finished basement comes with a cozy fireplace and is nicely laid out for a potential suite. Don't miss this gem in a perfect 10 location!



Built in 1962

## Essential Information

MLS® #	E4455535
Price	\$399,900
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,077
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	N/A
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 0S9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached, RV Parking, See Remarks

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Combination, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 30th, 2025
Days on Market	7

## Zoning

## Zone 01

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Listing information last updated on September 6th, 2025 at 2:02pm MDT