

# \$425,000 - 13435 101 Street, Edmonton

MLS® #E4440151

## \$425,000

5 Bedroom, 2.00 Bathroom, 1,005 sqft  
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Beautifully renovated top to bottom bungalow with a fully permitted legal suite and separate side entrance. This move-in-ready home in the sought after area of ROSSLYN features brand-new appliances, modern flooring, fresh paint, and a stylish kitchen with granite countertops. The main level offers a kitchen with nook, living room, dining room, 3 bedrooms and 1 full bathroom, flooded with natural light and updated with a contemporary touch. The bright basement suite includes 2 bedrooms, a full kitchen, and a spacious rec area—ideal for rental income or extended family. 2 new furnaces and new hot water tanks make it fully self contained. Located close to schools, parks, shopping, and transit, this home is perfect for families or investors looking for value and flexibility. Don't miss out—this one won't last!

Built in 1961

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440151  |
| Price          | \$425,000 |
| 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    | June 3rd, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 01        |

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Listing information last updated on June 14th, 2025 at 11:17am MDT