

## \$525,000 - 13107-13109 102 Street, Edmonton

MLS® #E4451350

**\$525,000**

6 Bedroom, 2.00 Bathroom, 1,246 sqft  
Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Exceptional up/down duplex with a three bedroom legal basement suite situated in the mature and highly sought after neighbourhood of Lauderdale! This property has undergone extensive upgrades to transform it into a modern living space with high quality finishes. Main floor offers 3 large bedrooms, a very spacious living room perfect for family gathering and relaxation. The elegant main floor kitchen features oak cabinetry and large dining areas. The legal basement suite with separate entrance boasts 3 large bedrooms, newly renovated bathroom, a fully equipped second kitchen and a large comfortable living space. The mechanical room is equipped with two brand new high efficiency furnaces and new 60 gallon hot water tank as well as high end washing and drying appliances. Other amazing upgrades to this beautiful home include main floor central A/C installed in 2023, a beautiful 9' tall privacy fence, upgraded 200 amp electrical panel and a professionally landscaped front and back yard with irrigation.

Built in 1961

### Essential Information

MLS® #	E4451350
Price	\$525,000



Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,246
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Bi-Level
Status	Active

### **Community Information**

Address	13107-13109 102 Street
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4J6

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking Spaces	6
Parking	Double Garage Detached, Heated, Insulated

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public

	Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 6th, 2025
Days on Market	2
Zoning	Zone 01

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