

\$399,000 - 13435 101 Street, Edmonton

MLS® #E4445936

\$399,000

5 Bedroom, 2.00 Bathroom, 1,005 sqft

Single Family on 0.00 Acres

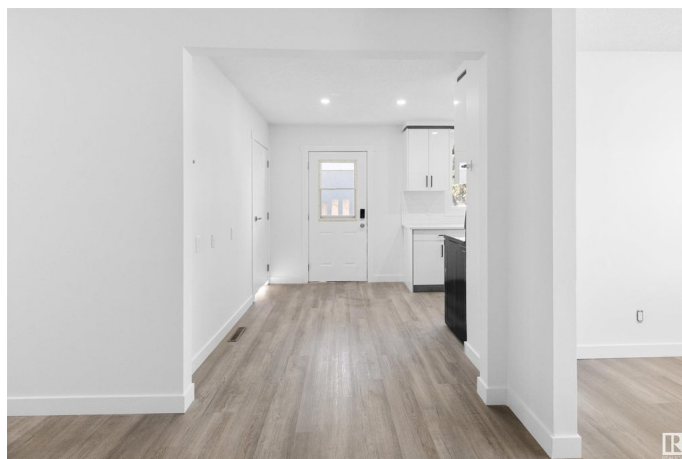
Rosslyn, Edmonton, AB

Welcome to this FULLY RENOVATED half duplex with a finished LEGAL basement suite and SIDE entry in desirable ROSSLYN! The main floor boasts brand-new hardwood flooring, stylish fixtures, a spacious living/dining area, and a modern kitchen with granite countertops and new appliances. You'll also find 3 large bedrooms, a 4pc bath, and main floor laundry. The legal basement suite has a private entrance, 2 bedrooms, a full kitchen with cabinets, a large living/dining area, a space for laundry and a 4pc bath. Enjoy a private fenced yard and a double detached garage. Conveniently located near schools, parks, shopping, and transit. Ideal for families or investorsâ€™live up and rent down! Donâ€™t miss this opportunity!

Built in 1961

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4445936 |
| Price | \$399,000 |
| 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 | July 4th, 2025 |
| Days on Market | 18 |
| Zoning | Zone 01 |

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Listing information last updated on July 22nd, 2025 at 11:02am MDT