

## \$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

**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          6  
Zoning                      Zone 01

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