

# \$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	14
Zoning	Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 12:17am MDT