

## \$375,000 - 13312 103 Street, Edmonton

MLS® #E4442848

**\$375,000**

4 Bedroom, 2.00 Bathroom, 958 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Beautifully renovated bungalow with detached double garage (22Wx24L) on a quiet cul-de-sac street near walking trails in Rosslyn. This 958 sq ft (plus full basement) home features central air conditioning, new furnace, new hot water tank, vinyl plank & tile flooring, and wonderful attention to detail on all the upgrades throughout. On the main level: 3 bedrooms, 4-piece bathroom, bright living room with large windows & built-in shelving and an impressive gourmet kitchen with eat-up peninsula, large quartz countertops, deep ceramic sink, built-in dishwasher and brilliant white tiled backsplash. The fully finished basement boasts a 4th bedroom with 3 built-in beds, 3-pc bathroom, laundry room with study nook, exercise room and family room with built-in play structure and rock-climbing wall. Large, fully fenced back yard with patios, fire pit area and sand box. Plenty of extra parking and space for your RV on the back-alley-access parking pad. Donâ€™t miss this opportunity!

Built in 1961

### Essential Information

MLS® # E4442848

Price \$375,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	958
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13312 103 Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4M5

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Dog Run-Fenced In, Exercise Room, Fire Pit, No Animal Home, No Smoking Home, Patio, R.V. Storage
Parking	2 Outdoor Stalls, Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access, RV Parking

### Interior

Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	9
Zoning	Zone 01

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