

\$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	1
Zoning	Zone 01

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