

## \$342,000 - 13335 104 Street, Edmonton

MLS® #E4444969

**\$342,000**

4 Bedroom, 1.00 Bathroom, 1,019 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

ESTATE SALE—an incredible opportunity awaits in a quiet, established neighborhood backing onto a serene green space! This original-owner bungalow is well-maintained and loaded with potential. Bright eat-in kitchen, large living room, 3 main-floor bedrooms plus a full 4-piece bath. Downstairs in the mostly finished basement is a 4th bedroom, large family room, huge storage room, and a generous utility area. All new windows and a newer roof add peace of mind. Enjoy this beautiful 611.49 sq m lot with a private concrete-covered patio overlooking the two 20'™x22'™ garden plots. The double detached garage with RV parking is a rare find! Located within walking distance to Northgate Mall, schools, parks, and all amenities, this home is ideal for renovators, investors, or first-time buyers ready to personalize and add value. This is your chance to own in a fantastic location and enjoy peace and privacy for years to come.

Built in 1961

### Essential Information

MLS® #	E4444969
Price	\$342,000
Bedrooms	4
Bathrooms	1.00



Full Baths	1
Square Footage	1,019
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13335 104 Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4P2

### Amenities

Amenities	On Street Parking, Detectors Smoke, Front Porch, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Extra, Patio, R.V. Storage, Security Window Bars, Vinyl Windows, Green Building
Parking Spaces	4
Parking	Double Garage Detached, RV Parking

### Interior

Appliances	Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Lot Description	50'x144'
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	St Matthew;Scott Robinson
Middle	St Cecilia
High	ArchO'Leary;QueenElizabeth

### **Additional Information**

Date Listed	June 28th, 2025
Days on Market	5
Zoning	Zone 01

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