

\$499,888 - 13456 107 Street, Edmonton

MLS® #E4447257

\$499,888

5 Bedroom, 2.00 Bathroom, 1,081 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	1,081
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 17
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 July 28th, 2025 at 12:32am MDT