

## **\$525,000 - 13107-13109 102 Street, Edmonton**

MLS® #E4451350

**\$525,000**

6 Bedroom, 2.00 Bathroom, 1,246 sqft  
Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Exceptional UP/DOWN DUPLEX with a THREE BEDROOM LEGAL BASEMENT SUITE situated in the mature and sought-after neighbourhood of Lauderdale. This property has undergone an extensive UPGRADES, transforming it into a modern living space with high-quality finishes. Main Floor offers 3 well-appointed bedrooms, Spacious living room, perfect for relaxation, Elegant large kitchen featuring oak cabinetry and a large dining areas. The LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE consists of 3 LARGER BEDROOMS for ample living space, full newer bathroom, Fully equipped SECOND KITCHEN, Comfortable SECOND LIVING ROOM, dedicated laundry facility, and Common area mechanical room equipped with two high-efficiency furnaces. UPGRADES ARE ABUNDANT IN THIS BEAUTIFUL HOME AND THEY INCLUDE: updated Newer Mechanical, Newer Air-Conditioner, New 8' Fence, New Electrical (200 amp) and a professionally landscaped lawn with underground sprinklers with a value of over \$60,000.00 & SO MUCH MORE! THIS HOME IS A MUST SEE!

Built in 1961

### **Essential Information**

MLS® # E4451350



|                |                    |
|----------------|--------------------|
| Price          | \$525,000          |
| Bedrooms       | 6                  |
| Bathrooms      | 2.00               |
| Full Baths     | 2                  |
| Square Footage | 1,246              |
| Acres          | 0.00               |
| Year Built     | 1961               |
| Type           | Single Family      |
| Sub-Type       | Duplex Up And Down |
| Style          | Bi-Level           |
| Status         | Active             |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13107-13109 102 Street |
| Area        | Edmonton               |
| Subdivision | Lauderdale             |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5E 4J6                |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking Spaces | 6   |
| Parking        | Double Garage Detached, Heated, Insulated   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-2, Natural Gas   |
| Stories      | 2   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, |

Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 01          |

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Listing information last updated on August 7th, 2025 at 7:48am MDT