

# \$248,900 - 13220 102 Street, Edmonton

MLS® #E4430783

**\$248,900**

3 Bedroom, 2.00 Bathroom, 1,032 sqft  
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Opportunity knocks with this bungalow in the community of Rosslyn. Perfect for investors or first time buyers. This property offers endless potential in a mature neighborhood. Main floor features 3 bedrooms & 1 bathroom with a partly finished basement. Backs onto green trail space. Prime location close to all amenities.

Built in 1963

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4430783      |
| Price          | \$248,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,032         |
| Acres          | 0.00          |
| Year Built     | 1963          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

|         |                  |
|---------|------------------|
| Address | 13220 102 Street |
| Area    | Edmonton         |



|             |          |
|-------------|----------|
| Subdivision | Rosslyn  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5E 4J8  |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 01          |

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Listing information last updated on April 27th, 2025 at 2:32pm MDT