

\$499,888 - 13456 107 Street, Edmonton

MLS® #E4447257

\$499,888

6 Bedroom, 2.00 Bathroom, 1,055 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 | 6 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,055 |
| Acres | 0.00 |
| Year Built | 1959 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |



StatusActive

Community Information

Address13456 107 Street
AreaEdmonton
SubdivisionRosslyn
CityEdmonton
CountyALBERTA
ProvinceAB
Postal CodeT5E 4W2

Amenities

AmenitiesDetectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
ParkingDouble Garage Detached

Interior

AppliancesDryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,
Dishwasher-Two, Microwave Hood Fan-Two
HeatingForced Air-2, Natural Gas
Stories2
Has SuiteYes
Has BasementYes
BasementFull, Finished

Exterior

ExteriorWood, Vinyl
Exterior FeaturesLandscaped, Playground Nearby, Public Transportation, Schools,
Shopping Nearby, Ski Hill Nearby
RoofAsphalt Shingles
ConstructionWood, Vinyl
FoundationConcrete Perimeter

Additional Information

Date ListedJuly 11th, 2025
Days on Market1
ZoningZone 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 12th, 2025 at 1:02am MDT