

## \$450,000 - 13320 105 Street, Edmonton

MLS® #E4447321

**\$450,000**

5 Bedroom, 3.00 Bathroom, 1,058 sqft

Single Family on 0.00 Acres

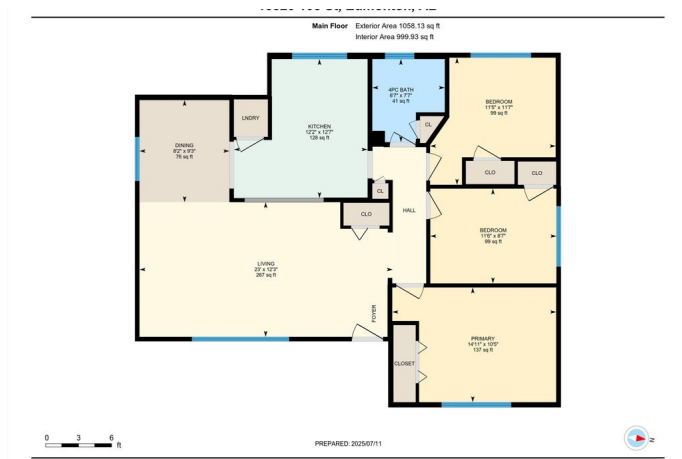
Rosslyn, Edmonton, AB

Welcome to this fully legally suited property located in the heart of the family community of Rosslyn. Rent out both suites or live in one and rent out the other as a mortgage helper. Park in the Oversized double car garage or on the driveway and make your way in side. The upstairs suite you access from the front and has a large living room, dining rom and nice kitchen, laundry room, a spacious primary bedroom, 4-piece bathroom and 2 more bedrooms. The lower suite is accessed from the back door with full kitchen, large living room, primary bedroom with walk in closet and 4-peice ensuite, a 5-piece main bathroom and another bedroom. Utility room with 2 furnaces, sump pump, hot water tank, back water valve and upgraded electrical. Spend your evenings in the Massive back yard with an R.V. Parking pad too. Close to schools, shopping, golfing, parks and so much more.

Built in 1961

### Essential Information

MLS® #	E4447321
Price	\$450,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,058



Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13320 105 Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4S5

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Patio, R.V. Storage, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Stacked Washer/Dryer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 11th, 2025

Days on Market                1

Zoning                              Zone 01

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Listing information last updated on July 12th, 2025 at 3:32am MDT