\$550,000 - 13230/32 101 Street, Edmonton

MLS® #E4430532

\$550,000

6 Bedroom, 3.50 Bathroom, 1,279 sqft Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Exceptional UP/DOWN DUPLEX located in the mature and sought-after neighbourhood of Rosslyn. This property has undergone an extensive renovation in 2021, transforming it into a modern living space with high-quality finishes. Main Floor offers 3 well-appointed bedrooms, 1.5 modern bathrooms, Spacious living room, perfect for relaxation, Elegant kitchen featuring granite countertops and stainless steel appliances and a laundry room. Lower Level consist of 3 additional bedrooms for ample living space, 2 bathrooms, Fully equipped kitchen ideal for entertaining, Comfortable living room, dedicated laundry facility, and Common area mechanical room equipped with two high-efficiency furnaces. This duplex is situated on a generous 749 mÂ2 corner lot, making it an attractive investment opportunity or holding property for future development. Don't miss your chance to own this remarkable duplex in a thriving community.

Built in 1961

Essential Information

MLS® # E4430532 Price \$550,000

Bedrooms 6
Bathrooms 3.50







Full Baths 3 Half Baths 1

Square Footage 1,279 Acres 0.00 Year Built 1961

Type Single Family

Sub-Type Duplex Up And Down

Style Raised Bungalow

Status Active

Community Information

Address 13230/32 101 Street

Area Edmonton
Subdivision Rosslyn
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 4G2

Amenities

Amenities Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl

Windows, See Remarks

Parking Double Garage Detached, Rear Drive Access

Interior

Appliances Dishwasher-Built-In, Stacked Washer/Dryer, Washer, Dryer-Two,

Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood

Fan-Two

Heating Forced Air-2, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Brick, Stucco

Exterior Features Back Lane, Corner Lot, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed April 11th, 2025

Days on Market 65

Zoning Zone 01

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Listing information last updated on June 15th, 2025 at 4:32am MDT