# \$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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