

## **\$499,000 - 12939 12941 102 Street, Edmonton**

MLS® #E4431040

**\$499,000**

6 Bedroom, 2.00 Bathroom, 1,160 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

**INVESTOR ALERT!** This recently updated, fully tenanted up & down duplex in Lauderdale offers the ideal blend of CASH FLOW and future potential. Each self-contained legal suite features 3 bedrooms and 1 bathroom, separate in-suite laundry, separate civic addresses, and separate power meters. The basement unit has its own front entry as well! There is an additional common rear entry. Outside, you'll find a FULLY FENCED yard with an oversized DOUBLE DETACHED GARAGE, parking pad, and gated yard access for RV storage—a rare and valuable feature. The roof shingles were replaced in 2014. Zoned RS on a 50x148 lot, this property offers excellent redevelopment potential, with the ability to build up to 8 units under current zoning. Quick access to public transit, schools, 97th Street and Highway 16. Whether you're looking to add a solid rental to your portfolio or explore future development options, this property checks all the boxes. Don't miss out on this TURN-KEY investment opportunity in a rapidly growing area!

Built in 1960

### **Essential Information**

MLS® # E4431040

Price \$499,000



Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,160
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Raised Bungalow
Status	Active

### Community Information

Address	12939 12941 102 Street
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4J4

### Amenities

Amenities	Off Street Parking, Detectors Smoke, Hot Water Natural Gas, Parking-Extra
Parking	Double Garage Detached, Over Sized, RV Parking

### Interior

Appliances	Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	12
Zoning	Zone 01

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Listing information last updated on April 28th, 2025 at 11:17am MDT