

## \$248,900 - 13220 102 Street, Edmonton

MLS® #E4430783

**\$248,900**

3 Bedroom, 2.00 Bathroom, 1,032 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Opportunity knocks with this bungalow in the community of Rosslyn. Perfect for investors or first time buyers. This property offers endless potential in a mature neighborhood. Main floor features 3 bedrooms & 1 bathroom with a partly finished basement. Backs onto green trail space. Prime location close to all amenities.

Built in 1963

### Essential Information

MLS® #	E4430783
Price	\$248,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,032
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	13220 102 Street
Area	Edmonton



Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4J8

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	19
Zoning	Zone 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 May 2nd, 2025 at 11:47pm MDT