

\$525,000 - 13107-13109 102 Street, Edmonton

MLS® #E4451350

\$525,000

6 Bedroom, 2.00 Bathroom, 1,246 sqft
Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Exceptional UP/DOWN DUPLEX with a THREE BEDROOM LEGAL BASEMENT SUITE situated in the mature and sought-after neighbourhood of Lauderdale. This property has undergone an extensive UPGRADES, transforming it into a modern living space with high-quality finishes. Main Floor offers 3 well-appointed bedrooms, Spacious living room, perfect for relaxation, Elegant large kitchen featuring oak cabinetry and a large dining areas. The LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE consists of 3 LARGER BEDROOMS for ample living space, full newer bathroom, Fully equipped SECOND KITCHEN, Comfortable SECOND LIVING ROOM, dedicated laundry facility, and Common area mechanical room equipped with two high-efficiency furnaces. UPGRADES ARE ABUNDANT IN THIS BEAUTIFUL HOME AND THEY INCLUDE: updated Newer Mechanical, Newer Air-Conditioner, New 8' Fence, New Electrical (200 amp) and a professionally landscaped lawn with underground sprinklers with a value of over \$60,000.00 & SO MUCH MORE! THIS HOME IS A MUST SEE!

Built in 1961

Essential Information

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Price	\$525,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,246
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Bi-Level
Status	Active

Community Information

Address	13107-13109 102 Street
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4J6

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking Spaces	6
Parking	Double Garage Detached, Heated, Insulated

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve,

Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 6th, 2025
Days on Market	1
Zoning	Zone 01

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