

Courtesy Of Brian C Cyr and Erin L Willman Of RE/MAX Elite

## \$349,900 - 13538 105 Street, Edmonton

MLS® #E4428551

**\$349,900**

5 Bedroom, 2.50 Bathroom, 1,048 sqft  
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Welcome to this charming bungalow, nestled on a large pie lot in a mature neighborhood. This property has been lovingly maintained and proudly owned by the same family for many years, ensuring its excellent integrity. Located in a prime area, you'll enjoy easy access to local amenities and a peaceful, established community. A true gem that blends comfort, convenience, and pride of ownership. Offering 5 spacious bedrooms and 2 bathrooms, this home is perfect for growing families. The fully finished basement offers a rec room & full bath and plenty of space for relaxation and entertaining. The double detached garage is ideal for year-round use. Newer high efficient furnace and plenty of upgrades. Don't miss out on this rare opportunity!

Built in 1960

### Essential Information

MLS® #	E4428551
Price	\$349,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,048
Acres	0.00



Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13538 105 Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4S9

### **Amenities**

Amenities	Deck, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	4

## Zoning

## Zone 01

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Listing information last updated on April 4th, 2025 at 10:47am MDT