

## \$450,000 - 12915/12917 102 Street, Edmonton

MLS® #E4440594

**\$450,000**

6 Bedroom, 2.00 Bathroom, 1,217 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Discover this spacious duplex offering versatile living across two well-designed floors. The main level features a bright and airy living room, a generously sized kitchen with ample counter space and cabinetry, a 4-piece bathroom, a comfortable primary bedroom, and two additional bedrooms, perfect for families or investors!!! The basement expands your living options or income potential with a large recreation room, three more bedrooms, a second full 4-piece bathroom, a second kitchen, storage space, its own side entrance and a utility room with laundry. Some windows updated 2 years ago, attic insulation redone 2 years ago, cashflowing property, mature and up and coming neighborhood, 10 mins walk from the future LRT station! Whether you're looking for space, flexibility, or income potential, this home delivers it all.

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440594  |
| Price          | \$450,000 |
| Bedrooms       | 6         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,217     |
| Acres          | 0.00      |



|            |                    |
|------------|--------------------|
| Year Built | 1959               |
| Type       | Single Family      |
| Sub-Type   | Duplex Up And Down |
| Style      | Bi-Level           |
| Status     | Active             |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 12915/12917 102 Street |
| Area        | Edmonton               |
| Subdivision | Lauderdale             |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5C 4J4                |

### **Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Hot Water Natural Gas, Parking-Extra                    |
| Parking Spaces | 6                                                       |
| Parking        | Double Garage Detached, Front/Rear Drive Access, Tandem |

### **Interior**

|              |                                                        |
|--------------|--------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-2, Natural Gas                              |
| Stories      | 2                                                      |
| Has Basement | Yes                                                    |
| Basement     | Full, Finished                                         |

### **Exterior**

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                 |
| Exterior Features | Back Lane, Fenced, Flat Site, Level Land, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Brick, Stucco                                                                                 |
| Foundation        | Concrete Perimeter                                                                                  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 57             |
| Zoning         | Zone 01        |

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