

\$380,000 - 13520 104a Street, Edmonton

MLS® #E4449318

\$380,000

3 Bedroom, 2.00 Bathroom, 962 sqft

Single Family on 0.00 Acres

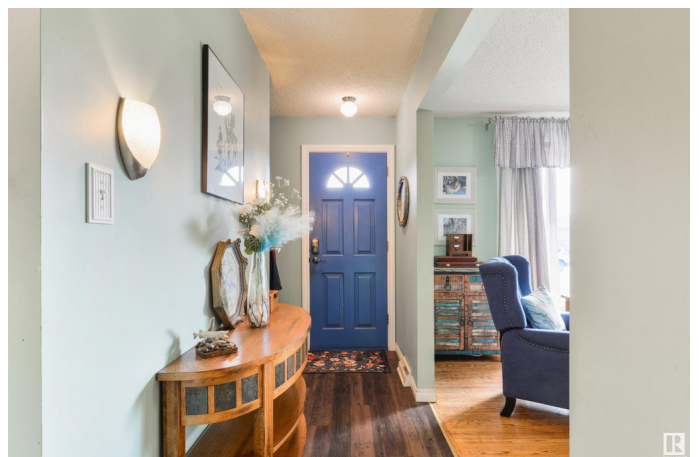
Rosslyn, Edmonton, AB

A RARE FIND “ lovingly maintained by the same family for nearly 60 years, with NO REAR NEIGHBOURS!! This home showcases a large living room with hardwood flooring, great kitchen with picture window overlooking the yard, separate dining room, 2 sizeable main-floor bedrooms, a 3pc bath with walk-in tiled shower, and a fully-finished basement featuring a 2nd kitchen, living room & den, 3rd bedroom, 4pc bath, & a sauna “ ideal for a future suite! Now for the location “ it’s™s absolute perfection! Backing onto the WALKING TRAIL, it’s™s minutes away from schools, playgrounds, shopping & all amenities. Complete with newer shingles (2023), a double-detached garage (with single overhead door & attached workshop), and cedar patio, this home is beautifully landscaped & fenced and would be wonderfully suited for a young family or investor.

Built in 1959

Essential Information

MLS® #	E4449318
Price	\$380,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	962
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13520 104a Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4R2

Amenities

Amenities	Deck, No Smoking Home, Workshop, See Remarks
Parking	Over Sized, Single Garage Detached

Interior

Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed July 24th, 2025

Days on Market 9

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 August 2nd, 2025 at 7:32pm MDT