

## \$550,000 - 13230/32 101 Street, Edmonton

MLS® #E4430532

**\$550,000**

6 Bedroom, 3.50 Bathroom, 1,279 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Exceptional UP/DOWN DUPLEX located in the mature and sought-after neighbourhood of Rosslyn. This property has undergone an extensive renovation in 2021, transforming it into a modern living space with high-quality finishes. Main Floor offers 3 well-appointed bedrooms, 1.5 modern bathrooms, Spacious living room, perfect for relaxation, Elegant kitchen featuring granite countertops and stainless steel appliances and a laundry room. Lower Level consist of 3 additional bedrooms for ample living space, 2 bathrooms, Fully equipped kitchen ideal for entertaining, Comfortable living room, dedicated laundry facility, and Common area mechanical room equipped with two high-efficiency furnaces. This duplex is situated on a generous 749 m<sup>2</sup> corner lot, making it an attractive investment opportunity or holding property for future development. Don't miss your chance to own this remarkable duplex in a thriving community.

Built in 1961

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430532  |
| Price     | \$550,000 |
| Bedrooms  | 6         |
| Bathrooms | 3.50      |



|                |                    |
|----------------|--------------------|
| Full Baths     | 3                  |
| Half Baths     | 1                  |
| Square Footage | 1,279              |
| Acres          | 0.00               |
| Year Built     | 1961               |
| Type           | Single Family      |
| Sub-Type       | Duplex Up And Down |
| Style          | Raised Bungalow    |
| Status         | Active             |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 13230/32 101 Street |
| Area        | Edmonton            |
| Subdivision | Rosslyn             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5E 4G2             |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached, Rear Drive Access                                          |

### Interior

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

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                    |
| Exterior Features | Back Lane, Corner Lot, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Brick, Stucco                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 11th, 2025

Days on Market                66

Zoning                              Zone 01

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Listing information last updated on June 16th, 2025 at 1:32am MDT