

## \$645,000 - 13008-13010 102 Street, Edmonton

MLS® #E4456092

**\$645,000**

10 Bedroom, 4.00 Bathroom, 1,911 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Living it up in Lauderdale! Both sides of a duplex on one title within walking distance of multiple schools. Buy and Hold. Live on one half and have your tenants pay the mortgage. Main floor's are equipped with 3 bedrooms and a 4 piece bath. Basements have 2 bedroom 1 bath in law suites with common area laundry. A double detached garage compliments the property. The options are endless. A well Maintained tenanted Turn-Key Property, The time to start Cash Flowing is NOW!

Built in 1964

### Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | E4456092            |
| Price          | \$645,000           |
| Bedrooms       | 10                  |
| Bathrooms      | 4.00                |
| Full Baths     | 4                   |
| Square Footage | 1,911               |
| Acres          | 0.00                |
| Year Built     | 1964                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### Community Information



|             |                        |
|-------------|------------------------|
| Address     | 13008-13010 102 Street |
| Area        | Edmonton               |
| Subdivision | Lauderdale             |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6H 4B2                |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-2, Natural Gas |
| Stories      | 2                         |
| Has Suite    | Yes                       |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Brick, Stucco                                              |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Asphalt, Brick, Stucco                                              |
| Foundation        | Concrete Perimeter                                                        |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 59                  |
| Zoning         | Zone 01             |

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Listing information last updated on November 2nd, 2025 at 3:32pm MST