

**\$499,888 - 13456 107 Street, Edmonton**

MLS® #E4447257

**\$499,888**

5 Bedroom, 2.00 Bathroom, 1,081 sqft  
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Beautifully renovated and fully permitted, this legally suited 5-bedroom, 2-bathroom home is the ultimate turn-key investment! Nearly everything is new—windows, exterior siding, garage door and opener, plumbing, electrical, HVAC with two furnaces, water tank, flooring, two stylish kitchens, and two full sets of appliances—making this a low-maintenance, high-cashflow property. Situated on a massive lot directly across from a park and close to schools, it offers the perfect blend of lifestyle and location. Whether you’re house-hacking or expanding your portfolio, this one is ready to earn from day one!

Built in 1959

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447257               |
| Price          | \$499,888              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,081                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



StatusActive

Community Information

Address13456 107 Street  
AreaEdmonton  
SubdivisionRosslyn  
CityEdmonton  
CountyALBERTA  
ProvinceAB  
Postal CodeT5E 4W2

Amenities

AmenitiesDetectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows  
ParkingDouble Garage Detached

Interior

AppliancesDryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,  
Dishwasher-Two, Microwave Hood Fan-Two  
HeatingForced Air-2, Natural Gas  
Stories2  
Has SuiteYes  
Has BasementYes  
BasementFull, Finished

Exterior

ExteriorWood, Vinyl  
Exterior FeaturesLandscaped, Playground Nearby, Public Transportation, Schools,  
Shopping Nearby, Ski Hill Nearby  
RoofAsphalt Shingles  
ConstructionWood, Vinyl  
FoundationConcrete Perimeter

Additional Information

Date ListedJuly 11th, 2025  
Days on Market23  
ZoningZone 01

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Listing information last updated on August 3rd, 2025 at 12:47pm MDT