

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

MLS® #E4449318

**\$380,000**

3 Bedroom, 2.00 Bathroom, 962 sqft  
Single Family on 0.00 Acres

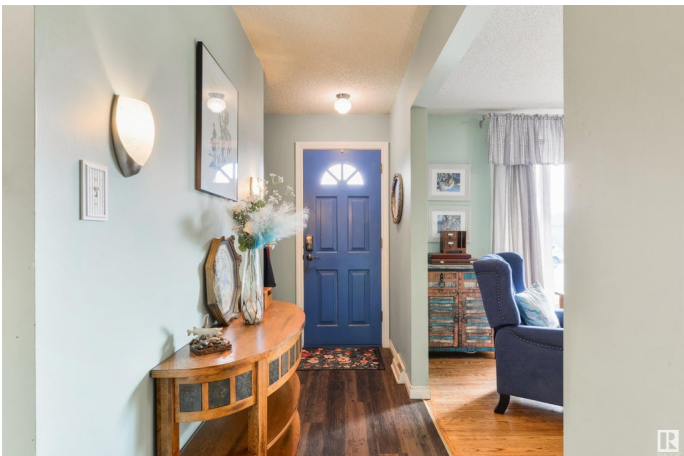
Rosslyn, Edmonton, AB

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 absolute perfection! Backing onto the WALKING TRAIL, it’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 27

Zoning Zone 01

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Listing information last updated on August 20th, 2025 at 6:17pm MDT