

Courtesy Of Terry N Taschuk and Eric S Beaverford Of MaxWell Polaris

## \$309,000 - 13440 111 Street, Edmonton

MLS® #E4427895

**\$309,000**

3 Bedroom, 1.00 Bathroom, 1,047 sqft  
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

ATTENTION ALL FIRST TIME HOME BUYERS OR INVESTORS!! 1040+ Sq/Ft 3 BEDROOM bungalow with garage & RV parking! Located in the North West neighborhood of Rosslyn. 50 x 118 lot. Featuring 3 bedrooms, 4 piece bath, living room with separate dining area, large open kitchen, adjacent to laundry room with tons of storage. FULLY FENCED backyard, with concrete patio. All brand new windows thru out! New front door, garage door, garage shingles, and overhead garage door. This home is walking distance to Schools, Parks ( Rosslyn Community League) Shopping centers, Tons of Restaurants, medical, Public Transportation, Minutes to the Yellow head, Anthony Henday and St Albert Trail for easy commuting. This neighborhood has been revitalized with all new paved streets, sidewalks & underground work. Great Value in this Edmonton Market!!

Built in 1959

### Essential Information

MLS® #	E4427895
Price	\$309,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,047
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13440 111 Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4Z6

### **Amenities**

Amenities	On Street Parking, Crawl Space, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, R.V. Storage, Vinyl Windows
Parking Spaces	3
Parking	Over Sized, RV Parking, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Portable, Dryer, Garage Control, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Scott Robertson School
Middle	A. Blair McPherson School
High	Queen Elizabeth School

## Additional Information

Date Listed	March 28th, 2025
Days on Market	5
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 April 2nd, 2025 at 2:47am MDT