

## \$499,900 - 12852 103 Street, Edmonton

MLS® #E4429032

**\$499,900**

4 Bedroom, 4.50 Bathroom, 1,459 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Spoil yourself and your family with this custom built home complete with a LEGAL BASEMENT SUITE. This 3+1 bedroom and 4.5 bathroom home is sure to please the entire family. Entering into the main floor, you'll notice an expansive open floor plan perfect for entertaining. With upgraded finishes like quartz countertops, laminate flooring, and an ENSUITE FOR EVERY ROOM on the 2nd floor...YES, that's 3 ensuites, HRV and 9ft ceilings. The 1 bedroom basement suite with separate side entrance and its own stacked laundry is an excellent mortgage helper. Located just a block from Lauderdale Elementary with playground, basketball courts and skating rink, great public transportation, just off the Yellowhead and only 15 min to Downtown. This is a great family home or investment property.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429032  |
| Price          | \$499,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.50      |
| Full Baths     | 4         |
| Half Baths     | 1         |
| Square Footage | 1,459     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2019                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12852 103 Street |
| Area        | Edmonton         |
| Subdivision | Lauderdale       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 4M1          |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, No Smoking Home |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Detached               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Hood Fan, Stacked Washer/Dryer, Stove-Electric, Refrigerators-Two, Dishwasher-Two |
| Heating           | Baseboard, Forced Air-1, Electric, Natural Gas                                    |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Lauderdale, St Matthew |
|------------|------------------------|

|        |                          |
|--------|--------------------------|
| Middle | Rosslyn, St Cecilia      |
| High   | Queen Elizabeth, O'Leary |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 01         |

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Listing information last updated on April 19th, 2025 at 12:02pm MDT