

## **\$470,555 - 13215/17 102 Street, Edmonton**

MLS® #E4443549

**\$470,555**

5 Bedroom, 2.00 Bathroom, 1,256 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

**TWO UNITS FOR ONE PRICE!!** This exceptional property showcases true pride of ownership. The upper unit features vaulted ceilings & an abundance of natural light, offering a bright Living space. You'll enjoy an open-concept living room, spacious kitchen w/dining area, 3 generous bedrooms, a full bath, & convenient in-unit storage. A separate entrance leads to the fully developed lower-level suite, which includes a large living room, open-concept kitchen, 2 bedrooms, another full bath, + ample storage—ideal for extended family/rental income. Shared laundry is easily accessible in a common area, & numerous upgrades: vinyl windows, renovated bathrooms, newer shingles, upgraded electrical, & additional insulation for enhanced energy efficiency. Outside, you'll find a double detached garage with w/demising wall for privacy, a stunning fieldstone rock landscape feature, Unistone patio, garden area, and rear RV parking. Located in a high-demand area w/easy access in all directions! Turn-key multi-unit opportunity!

Built in 1961

### **Essential Information**

MLS® # E4443549

Price \$470,555



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,256
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Bi-Level
Status	Active

### **Community Information**

Address	13215/17 102 Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4J7

### **Amenities**

Amenities	Detectors Smoke
Parking	Double Garage Detached, Rear Drive Access, RV Parking

### **Interior**

Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Scott Robertson School
Middle	Killarney School
High	Queen Elizabeth School

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	14
Zoning	Zone 01

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