

\$575,000 - 13230/32 101 Street, Edmonton

MLS® #E4430532

\$575,000

6 Bedroom, 3.50 Bathroom, 1,279 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Exceptional UP/DOWN DUPLEX located in the mature and sought-after neighbourhood of Rosslyn. This property has undergone an extensive renovation in 2021, transforming it into a modern living space with high-quality finishes. Main Floor offers 3 well-appointed bedrooms, 1.5 modern bathrooms, Spacious living room, perfect for relaxation, Elegant kitchen featuring granite countertops and stainless steel appliances and a laundry room. Lower Level consists of 3 additional bedrooms for ample living space, 2 bathrooms, Fully equipped kitchen ideal for entertaining, Comfortable living room, dedicated laundry facility, and Common area mechanical room equipped with two high-efficiency furnaces. This duplex is situated on a generous 749 m² corner lot, making it an attractive investment opportunity or holding property for future development. Its proximity to downtown has established it as a successful AIRBNB rental. Don't miss your chance to own this remarkable duplex in a thriving community.

Built in 1961

Essential Information

MLS® # E4430532

Price \$575,000

Bedrooms 6



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,279
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Raised Bungalow
Status	Active

Community Information

Address	13230/32 101 Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4G2

Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Stacked Washer/Dryer, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Corner Lot, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 11th, 2025
Days on Market	24
Zoning	Zone 01

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