

\$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 | 21 |
| Zoning | Zone 01 |

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