

## \$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 | 5               |
| Zoning         | Zone 01         |

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Listing information last updated on June 25th, 2025 at 5:47am MDT