

## \$675,000 - 13008-13010 102 Street, Edmonton

MLS® #E4438159

**\$675,000**

10 Bedroom, 4.00 Bathroom, 1,911 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Living it up in Lauderdale! Both sides of a duplex on one title within walking distance of multiple schools. Buy and Hold. Live on one half and have your tenants pay the mortgage. Main floor's are equipped with 3 bedrooms and a 4 piece bath. Basements have 2 bedroom 1 bath in law suites with common area laundry. A double detached garage compliments the property. The options are endless. A well Maintained tenanted Turn-Key Property, The time to start Cash Flowing is NOW!

Built in 1964

### Essential Information

MLS® #	E4438159
Price	\$675,000
Bedrooms	10
Bathrooms	4.00
Full Baths	4
Square Footage	1,911
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### Community Information



Address	13008-13010 102 Street
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 4B2

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Asphalt, Brick, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Paved Lane, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	10
Zoning	Zone 01

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Listing information last updated on June 1st, 2025 at 11:02pm MDT