

## **\$344,500 - 13114 101 Street, Edmonton**

MLS® #E4455877

### **\$344,500**

3 Bedroom, 2.00 Bathroom, 856 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Original Owner! Offering 2+1 bedrooms and 2 full bathrooms, this home's main floor features original hardwood in both bedrooms, new laminate in the kitchen with patio doors leading to the covered deck, plus a bright living room with a large window and classic wood wall paneling. The fully finished basement includes a spacious family room, summer kitchen, bedroom, and bathroom. Recent updates include new linoleum in the kitchen, hallway, and front entry (2019), Whirlpool bottom-freezer fridge (2021), updated windows (1996-2021), roof on house (2017) and garage (2023), hot water tank (2018), and a Steelcraft overhead garage door with opener (2010). The huge west-facing yard is fully fenced with chain link and slats, landscaped front and back, and offers a garden plot, fenced parking pad for a vehicle or camper, and a tree-lined boulevard. Close to parks, schools, pools, rinks, shopping, banking, bus routes, and a nearby fire station, this home blends character, updates, and convenience in one great package.

Built in 1958

### **Essential Information**

MLS® # E4455877

Price \$344,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 856                    |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13114 101 Street |
| Area        | Edmonton         |
| Subdivision | Lauderdale       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 4E9          |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Parking-Extra |
| Parking Spaces | 2                                                          |
| Parking        | Over Sized, Single Garage Detached                         |

### Interior

|              |                                                                                                                                              |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                    |
| Stories      | 2                                                                                                                                            |
| Has Basement | Yes                                                                                                                                          |
| Basement     | Full, Finished                                                                                                                               |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                     |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 39                  |
| Zoning         | Zone 01             |



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Listing information last updated on October 11th, 2025 at 10:02pm MDT