

## \$415,000 - 13519 108 Street, Edmonton

MLS® #E4437871

**\$415,000**

5 Bedroom, 2.00 Bathroom, 1,052 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Smart Living Starts Here – Legal Suite in Rosslyn! Looking for your first home and a smart investment? This 3 bedroom main with a 2 bedroom LEGAL basement suite is the perfect blend of comfort and opportunity! Nestled on a quiet, mature street in the sought-after Rosslyn neighbourhood, this property offers a new roof, A/C, and luxury vinyl plank flooring. The freshly painted basement suite is ideal for extended family, renters, or even your own private workspace. Live upstairs and rent the basement, or rent out both for solid monthly income – the choice is yours! Either way, you’re building equity in a prime location close to schools, parks, transit, and shopping. Smart, flexible, and full of potential – this is the one you’ve been waiting for!

Built in 1960

### Essential Information

MLS® #	E4437871
Price	\$415,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,052
Acres	0.00
Year Built	1960



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13519 108 Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4X7

### Amenities

Amenities	See Remarks
Parking	See Remarks

### Interior

Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 21st, 2025
Days on Market	9
Zoning	Zone 01

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