

\$325,000 - 13415 109 Street, Edmonton

MLS® #E4456375

\$325,000

3 Bedroom, 1.00 Bathroom, 1,045 sqft
Single Family on 0.00 Acres

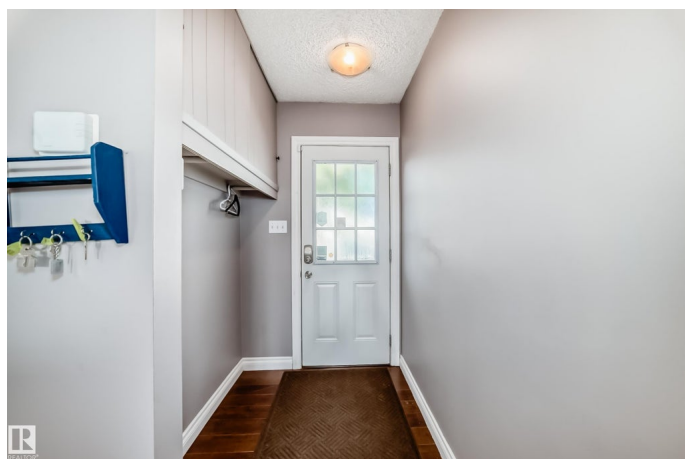
Rosslyn, Edmonton, AB

Looking for a home on a quiet street across from green space, just 10 minutes from downtown and close to amenities? This updated 3-bedroom bungalow is truly move-in ready. The kitchen offers abundant cabinets, ample counter space, stainless steel appliances, soft-close cabinetry, and modern lighting. A large dining area flows into the living room, filled with natural light. The open-concept layout feels bright and spacious, with more storage and function than many larger homes. A generous laundry room sits conveniently off the kitchen. Outside, an oversized lot with mature trees provides privacy and room to enjoy a huge deck—perfect for entertaining. Completing the property is a 23x25 heated detached garage, offering plenty of space for vehicles and hobbies. With stylish finishes, thoughtful upgrades, and a highly desirable location, this home is an ideal choice for buyers seeking comfort and convenience.

Built in 1959

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4456375 |
| Price | \$325,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |



| | |
|----------------|------------------------|
| Full Baths | 1 |
| Square Footage | 1,045 |
| Acres | 0.00 |
| Year Built | 1959 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 13415 109 Street |
| Area | Edmonton |
| Subdivision | Rosslyn |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5E 4Y6 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed September 4th, 2025

Days on Market 12

Zoning Zone 01

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Listing information last updated on September 16th, 2025 at 9:17pm MDT