

## \$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 | 26             |
| Zoning         | Zone 01        |

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