

\$319,900 - 12947 109 Street, Edmonton

MLS® #E4463584

\$319,900

5 Bedroom, 2.00 Bathroom, 1,166 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Welcome to this timeless 5 bedroom bungalow, lovingly cared for by its original owner! Tucked away on a quiet street, this granny chic gem features gleaming hardwood floors hidden beneath the shag carpet. Bright, spacious eat-in kitchen overlooking the large, fenced yard with mature apple trees. This home radiates good energy & solid bones the perfect opportunity to create your family dream home or a great investment for flippers or landlords. The high-ceiling basement offers excellent potential for a secondary suite or nanny flat with a separate entrance. Outside, enjoy the oversized double garage (heated!) plus alley access, extra parking for two vehicles & a cement pad ready for your boat or RV. Unbeatable location across from a park with off-leash dog area, near Grand Trunk Arena, pool & leisure centre. Minutes from shops on 97 Street, schools, transit, restaurants & 15 min drive to Downtown. Don't miss out on this charming gem filled with possibilities!

Built in 1957

Essential Information

MLS® # E4463584

Price \$319,900

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,166
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12947 109 Street
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4Y3

Amenities

Amenities	On Street Parking, Bar, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, R.V. Storage
Parking Spaces	5
Parking	220 Volt Wiring, Double Garage Detached, Heated, Parking Pad Cement/Paved, Rear Drive Access, RV Parking

Interior

Appliances	Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Water Softener, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf

Nearby, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Lauderdale, St Angela
Middle	A. Blair McPherson
High	O'Leary, Queen Elizabeth

Additional Information

Date Listed	October 26th, 2025
Days on Market	2
Zoning	Zone 01

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