

## \$349,900 - 12908 101 Street, Edmonton

MLS® #E4463625

**\$349,900**

7 Bedroom, 2.00 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

This spacious and well-maintained bungalow offers 6 bedrooms, 3 kitchens, and a bright, functional layout ideal for large or multi-generational families. Thoughtfully updated over the years, the home features paint, flooring, and electrical upgrades (2009), a new upstairs furnace (2011), and a new roof, garage gutters, and basement windows (2018). Enjoy modern touches throughout, including updated kitchen counters and appliances (2021), new washer and dryer, extra attic insulation, and a new basement furnace for year-round comfort. Recent improvements continue with new upstairs windows and a stylish front door (2023). The lower level offers a full kitchen, spacious living area, three bedrooms, and a full bath — perfect for guests or extended family. Outside, you’ll find a private yard and detached garage, all in a fantastic location close to schools, parks, shopping, and transit. Move-in ready and beautifully cared for, and peace of mind with every major update already done.

Built in 1960

### Essential Information

MLS® # E4463625

Price \$349,900

Bedrooms 7



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,184                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12908 101 Street |
| Area        | Edmonton         |
| Subdivision | Lauderdale       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 4E7          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Detectors Smoke                    |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                       |
| Stories      | 2                                                                                                                                               |
| Has Suite    | Yes                                                                                                                                             |
| Has Basement | Yes                                                                                                                                             |
| Basement     | Full, Finished                                                                                                                                  |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                              |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Brick, Stucco                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 27th, 2025

Days on Market                1

Zoning                            Zone 01

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