

## \$455,000 - 12915/12917 102 Street, Edmonton

MLS® #E4440594

**\$455,000**

6 Bedroom, 2.00 Bathroom, 1,217 sqft  
Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Discover this spacious duplex offering versatile living across two well-designed floors. The main level features a bright and airy living room, a generously sized kitchen with ample counter space and cabinetry, a 4-piece bathroom, a comfortable primary bedroom, and two additional bedrooms, perfect for families or investors!!! The basement expands your living options or income potential with a large recreation room, three more bedrooms, a second full 4-piece bathroom, a second kitchen, storage space, its own side entrance and a utility room with laundry. Some windows updated 2 years ago, attic insulation redone 2 years ago, cashflowing property, mature and up and coming neighborhood, 10 mins walk from the future LRT station! Whether you're looking for space, flexibility, or income potential, this home delivers it all.

Built in 1959

### Essential Information

MLS® #	E4440594
Price	\$455,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,217
Acres	0.00



Year Built	1959
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Bi-Level
Status	Active

### **Community Information**

Address	12915/12917 102 Street
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 4J4

### **Amenities**

Amenities	Hot Water Natural Gas, Parking-Extra
Parking Spaces	6
Parking	Double Garage Detached, Front/Rear Drive Access, Tandem

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Level Land, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	33
Zoning	Zone 01

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