

# \$449,000 - 12804 108 Street Nw, Edmonton

MLS® #A2184307

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,342 sqft

Residential on 0.29 Acres

Lauderdale, Edmonton, Alberta

Welcome to this charming spacious bungalow, located in the well-established neighborhood of Lauderdale! It features a sunlit living room, three bedrooms, a spacious kitchen and dining area, a cozy family room with a fireplace and large windows that fill the space with plenty of natural light. This home sits on a vast 12,512 Square foot lot, offering plenty of green space in the front and back yards, and features a garage next to a covered car port used as storage at the back. This home is conveniently located close to amenities, services, parks, and bus stops. Two elementary schools are within walking distance. You'll also find a fitness and leisure centre nearby. This property also provides easy access to 97 Street, Yellowhead Highway, and 127 Avenue, making it easy to get anywhere in town, with downtown just 15 minutes away!

Whether you're looking for a new home or an investment opportunity, this property offers a lot of space inside/outside so don't miss out this incredible opportunity to make this your own!

Built in 1959

## Essential Information

MLS® # A2184307

Price \$449,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,342       |
| Acres          | 0.29        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12804 108 Street Nw |
| Subdivision | Lauderdale          |
| City        | Edmonton            |
| County      | Edmonton            |
| Province    | Alberta             |
| Postal Code | T5E 4W9             |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Parking Spaces | 3                                           |
| Parking        | Double Garage Detached, Driveway, On Street |
| # of Garages   | 2                                           |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                     |
| Appliances        | Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Family Room, Wood Burning                                                           |
| Has Basement      | Yes                                                                                 |
| Basement          | Unfinished, Crawl Space, See Remarks                                                |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Back Lane, Back Yard, Pie Shaped Lot |
| Roof            | Asphalt Shingle                      |
| Construction    | Stucco, Vinyl Siding, Wood Frame     |
| Foundation      | Poured Concrete                      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 23rd, 2024 |
| Days on Market | 117                 |
| Zoning         | RS                  |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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