

Courtesy Of Catherine Ta Of Real Broker

## \$499,900 - 12852 103 Street, Edmonton

MLS® #E4429032

**\$499,900**

4 Bedroom, 4.50 Bathroom, 1,459 sqft  
Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Spoil yourself and your family with this custom built home complete with a LEGAL BASEMENT SUITE. This 3+1 bedroom and 4.5 bathroom home is sure to please the entire family. Entering into the main floor, you'll notice an expansive open floor plan perfect for entertaining. With upgraded finishes like quartz countertops, laminate flooring, and an ENSUITE FOR EVERY ROOM on the 2nd floor...YES, that's 3 ensuites, HRV and 9ft ceilings. The 1 bedroom basement suite with separate side entrance and its own stacked laundry is an excellent mortgage helper. Located just a block from Lauderdale Elementary with playground, basketball courts and skating rink, great public transportation, just off the Yellowhead and only 15 min to Downtown. This is a great family home or investment property.

Built in 2019

### Essential Information

MLS® #	E4429032
Price	\$499,900
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	1,459



Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	12852 103 Street
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4M1

### **Amenities**

Amenities	Ceiling 9 ft., Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Hood Fan, Stacked Washer/Dryer, Stove-Electric, Refrigerators-Two, Dishwasher-Two
Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lauderdale, St Matthew
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Middle	Rosslyn, St Cecilia
High	Queen Elizabeth, O'Leary

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	8
Zoning	Zone 01

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Listing information last updated on April 12th, 2025 at 3:02pm MDT