

\$470,555 - 13215/17 102 Street, Edmonton

MLS® #E4443549

\$470,555

5 Bedroom, 2.00 Bathroom, 1,256 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

TWO UNITS FOR ONE PRICE!! This exceptional property showcases true pride of ownership. The upper unit features vaulted ceilings & an abundance of natural light, offering a bright Living space. You'll enjoy an open-concept living room, spacious kitchen w/dining area, 3 generous bedrooms, a full bath, & convenient in-unit storage. A separate entrance leads to the fully developed lower-level suite, which includes a large living room, open-concept kitchen, 2 bedrooms, another full bath, + ample storage—ideal for extended family/rental income. Shared laundry is easily accessible in a common area, & numerous upgrades: vinyl windows, renovated bathrooms, newer shingles, upgraded electrical, & additional insulation for enhanced energy efficiency. Outside, you'll find a double detached garage with w/demising wall for privacy, a stunning fieldstone rock landscape feature, Unistone patio, garden area, and rear RV parking. Located in a high-demand area w/easy access in all directions! Turn-key multi-unit opportunity!

Built in 1961

Essential Information

MLS® # E4443549

Price \$470,555



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,256
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Bi-Level
Status	Active

Community Information

Address	13215/17 102 Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4J7

Amenities

Amenities	Detectors Smoke
Parking	Double Garage Detached, Rear Drive Access, RV Parking

Interior

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

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Scott Robertson School
Middle	Killarney School
High	Queen Elizabeth School

Additional Information

Date Listed	June 20th, 2025
Days on Market	8
Zoning	Zone 01

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