

# \$266,900 - 12816 103 Street, Edmonton

MLS® #E4431886

## \$266,900

1 Bedroom, 1.00 Bathroom, 737 sqft  
Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Investment opportunity located in the Heart of Lauderdale! This property is perfectly positioned on a quiet, family-friendly street, offering both privacy and strong builder vibes. Sitting on a generously sized lot with excellent land use potential, its an ideal opportunity for savvy investors or future redevelopment. This property includes a double detached garage, existing home ( no warranties or representation). Looking to build? This one offers endless potential- well matured neighborhood !! Close to all amenities, schools, parks, shopping and dining!

Built in 1922

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4431886               |
| Price          | \$266,900              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 737                    |
| Acres          | 0.00                   |
| Year Built     | 1922                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 12816 103 Street |
| Area        | Edmonton         |
| Subdivision | Lauderdale       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 4M1          |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

## Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Partial, Unfinished       |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal   |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Metal   |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 01          |

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Listing information last updated on May 10th, 2025 at 5:02pm MDT