

\$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 | 1 |
|----------------|---|

| | |
|--------|---------|
| Zoning | Zone 01 |
|--------|---------|

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 21st, 2025 at 9:31am MDT