

## \$400,000 - 12839 109 Street, Edmonton

MLS® #E4440683

**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,022 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Move-in-ready Perfection across from the Park! With views of Grand Trunk Dog Park from your front window, this 2 bedroom up & 1 down Bungalow has been Fully Renovated from top to bottom in recent years. The home has a separate entrance for the basement, with 2 Kitchens, 2 Laundry sets, and 2 high efficiency furnaces. A full list of upgrades is available but just a few of the upgrades include: Large Modern Kitchen with Granite Counters & , Hardwood Floors, Vinyl Windows, 2x6" studs with upgraded insulation, additional sound insulation between floors, Upgraded Electrical including underground service, upgraded plumbing including new sewer liner (2015), weeping tile, back flow preventer, HWT (2020). The back yard feels private with mature trees and large deck perfect for BBQ's with family or friends, and a fire pit area to share stories into the summer evenings. With a fully fenced yard & dog park it's the perfect dog-home! Newer Double Garage & RV Parking. Quality renovated homes like this are a rare find!

Built in 1960

### Essential Information

MLS® # E4440683

Price \$400,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,022
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12839 109 Street
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4Y2

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Exterior Walls- 2"x6", Fire Pit, Insulation-Upgraded, Parking-Extra, R.V. Storage, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Park/Reserve
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Lauderdale  
Middle                      Rosslyn  
High                        Queen Elizabeth

**Additional Information**

Date Listed                June 5th, 2025  
Days on Market        11  
Zoning                      Zone 01

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