

## \$324,999 - 13440 113 Street, Edmonton

MLS® #E4441471

**\$324,999**

3 Bedroom, 1.00 Bathroom, 1,046 sqft  
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

The perfect first time Home Buyer property in a mature neighborhood! Super cute bungalow (no basement) featuring 3 bedrooms (one bedroom with garden door leading to the back yard), bright kitchen with modern white cabinetry and huge window with view of the landscaped back yard and central AIR CONDITIONING. Front and back yard is beautifully landscape, back patio - perfect for enjoying the summer and large storage shed that could easily be a workshop. Hate winter...back your vehicle out of an insulated and heated double detached garage. Extra space at the back of the yard for small trailer. Pride of Ownership shows with all the upgrades done as needed: washer/dryer 2019, fridge 2019, air conditioning 2019, insulated garage door and opener 2020, modulating high efficiency furnace/HWT 2022 and Fence 2022. Located just steps from a park; Grand Truck Fitness Center and shopping all close by!

Built in 1960

### Essential Information

MLS® #	E4441471
Price	\$324,999
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,046
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13440 113 Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5B1

### **Amenities**

Amenities	Air Conditioner, Detectors Smoke, Hot Water Natural Gas, Patio, Vinyl Windows
Parking	Double Garage Detached, Heated, Insulated

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 10th, 2025  
Days on Market        7  
Zoning                    Zone 01

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