

## \$279,000 - 12943 113 Street, Edmonton

MLS® #E4455656

**\$279,000**

3 Bedroom, 1.00 Bathroom, 931 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

WELCOME to this charming and affordable bungalow, offering nearly 1,000 sq ft of comfortable living space in the heart of Lauderdale. Situated on a quiet street, this home sits on a large lot and is perfect for first-time buyers, investors, or those looking to downsize. As you enter, you'll be greeted by a spacious covered deck and welcoming foyer. Inside, the home features 3 bedrooms and 1 full bathroom, along with a bright and open-concept kitchen, boasting ample counter space for all your cooking needs. The living and dining areas are generous in size and flow seamlessly together, highlighted by laminate flooring throughout. BRAND NEW INSTALLED WINDOWS, bring in plenty of natural light enhance energy efficiency. The unfinished basement offers endless potential for future development - whether it's a family room, additional bedrooms, or a legal suite. Enjoy being within walking distance to schools, parks, shopping, green spaces, Grand Trunk Arena, swimming pool.

Built in 1932

### Essential Information

MLS® # E4455656

Price \$279,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 931                    |
| Acres          | 0.00                   |
| Year Built     | 1932                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12943 113 Street |
| Area        | Edmonton         |
| Subdivision | Lauderdale       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5A6          |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | No Garage   |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 1                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Unfinished                            |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                              |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

Date Listed September 2nd, 2025

Days on Market 7

Zoning Zone 01

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