

\$325,000 - 13415 109 Street, Edmonton

MLS® #E4456375

\$325,000

3 Bedroom, 1.00 Bathroom, 1,045 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Looking for a home on a quiet street across from green space, just 10 minutes from downtown and close to amenities? This updated 3-bedroom bungalow is truly move-in ready. The kitchen offers abundant cabinets, ample counter space, stainless steel appliances, soft-close cabinetry, and modern lighting. A large dining area flows into the living room, filled with natural light. The open-concept layout feels bright and spacious, with more storage and function than many larger homes. A generous laundry room sits conveniently off the kitchen. Outside, an oversized lot with mature trees provides privacy and room to enjoy a huge deck—perfect for entertaining. Completing the property is a 23x25 heated detached garage, offering plenty of space for vehicles and hobbies. With stylish finishes, thoughtful upgrades, and a highly desirable location, this home is an ideal choice for buyers seeking comfort and convenience.

Built in 1959

Essential Information

MLS® #	E4456375
Price	\$325,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,045
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13415 109 Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4Y6

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 4th, 2025

Days on Market 4

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 September 8th, 2025 at 8:17am MDT