

## \$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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