

## \$420,000 - 12922 107 Street, Edmonton

MLS® #E4431272

**\$420,000**

5 Bedroom, 2.00 Bathroom, 1,094 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Welcome home to this bright & airy, open-concept 5 bed, 2 bath gem with tons of upgrades in the heart of family friendly Lauderdale! The main floor features an open concept layout with large windows, tons of natural sunlight, laminate flooring, a modern kitchen with granite countertops, island, tons of cabinet/pantry storage and generous living/dining area perfect for everyday living and entertaining. Downstairs, you'll find a fully finished basement with a second kitchen, living room, 4 pc bath, 2 additional bedrooms, 2 newer HE furnaces & laundry area ideal for extended family or future suite potential. Enjoy spring/summer in your HUGE fully fenced backyard, an amazing space to entertain, gather friends & family, grow a magnificent garden, or just relax and enjoy the sun! There's even a spot for your RV! Tons of additional storage in the double detached garage. Nestled on a quiet street just STEPS away from schools, parks, shopping, and public transit. This home offers style, comfort and convenience.

Built in 1957

### Essential Information

MLS® # E4431272

Price \$420,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,094
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12922 107 Street
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4V5

### **Amenities**

Amenities	On Street Parking, Hot Water Natural Gas, No Smoking Home, Wet Bar
Parking	Double Garage Detached, RV Parking

### **Interior**

Appliances	Dryer, Garage Opener, Hood Fan, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 17th, 2025

Days on Market                43

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 May 30th, 2025 at 3:32pm MDT