

## \$330,000 - 12908 104 Street, Edmonton

MLS® #E4445274

**\$330,000**

4 Bedroom, 2.00 Bathroom, 1,078 sqft

Single Family on 0.00 Acres

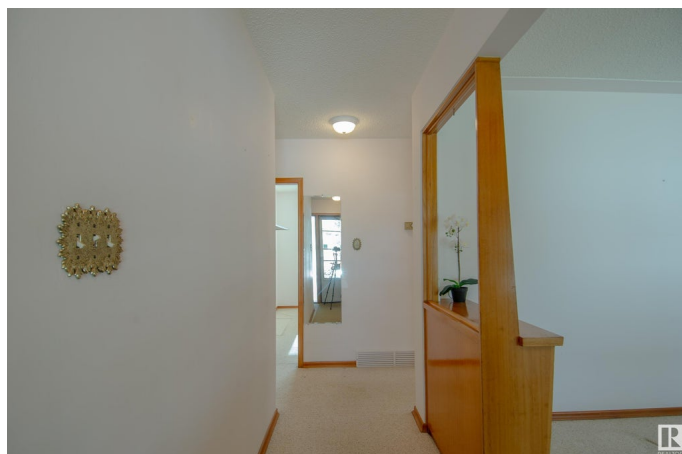
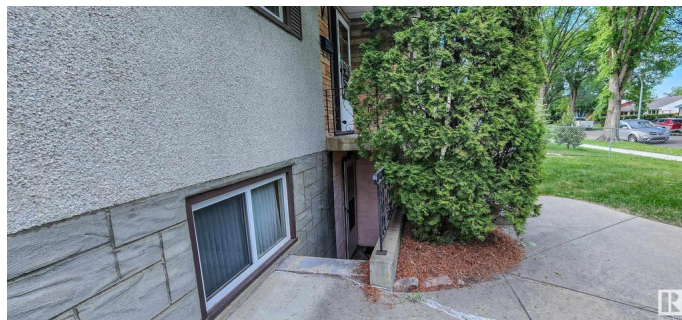
Lauderdale, Edmonton, AB

Great potential with a separate front entrance, large basement windows, two furnaces, central air conditioning and a second kitchen already in place—this 1078 sq ft bungalow in Lauderdale offers flexibility for future development. The basement also includes a roughed-in bathroom, making it suitable for creating additional living space. The main floor features three bedrooms, a spacious living room with a large picture window, and charming mid-century woodwork throughout. The home is well maintained with vinyl windows, an updated roof, and an oversized double garage. The yard is beautifully kept, and the lot provides plenty of outdoor space. Located on a quiet, tree-lined street with convenient access to schools, parks, shopping, public transit, and major roadways. A thoughtfully cared-for property in a mature and accessible neighbourhood.

Built in 1959

### Essential Information

MLS® #	E4445274
Price	\$330,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,078



Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	12908 104 Street
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4N9

### Amenities

Amenities	Air Conditioner
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Air Conditioning-Central, Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 2nd, 2025

Days on Market 2

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 July 4th, 2025 at 2:03pm MDT