

# \$449,000 - 12804 108 Street Nw, Edmonton

MLS® #A2184307

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,342 sqft

Residential on 0.29 Acres

Lauderdale, Edmonton, Alberta

Welcome to this charming spacious bungalow, located in the well-established neighborhood of Lauderdale! It features a sunlit living room, three bedrooms, a spacious kitchen and dining area, a cozy family room with a fireplace and large windows that fill the space with plenty of natural light. This home sits on a vast 12,512 Square feet lot, offering plenty of green space in the front and back yards, and features a garage next to a covered car port used as storage at the back. This home is conveniently located close to amenities, services, parks, and bus stops. Two elementary schools are within walking distance. Youâ€™ll also find a fitness and leisure centre nearby. This property also provides easy access to 97 Street, Yellowhead Highway, and 127 Avenue, making it easy to get anywhere in town, with downtown just 15 minutes away!

Whether you're looking for a new home or an investment opportunity, this property offers a lot of space inside/outside so don't miss out this incredible opportunity to make this your own!

Built in 1959

## Essential Information

MLS® # A2184307

Price \$449,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,342
Acres	0.29
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	12804 108 Street Nw
Subdivision	Lauderdale
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T5E 4W9

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Driveway, On Street
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Unfinished, Crawl Space, See Remarks

### Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	December 23rd, 2024
Days on Market	117
Zoning	RS

**Listing Details**

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.