

## \$309,000 - 13440 111 Street, Edmonton

MLS® #E4427895

**\$309,000**

3 Bedroom, 1.00 Bathroom, 1,047 sqft  
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

\*\*\*\*BASEMENT LESS

BUNGALOW\*\*\*\*ATTENTION ALL FIRST TIME HOME BUYERS OR INVESTORS!!  
1040+ Sq/Ft 3 BEDROOM bungalow with garage & RV parking! Located in the North West neighborhood of Rosslyn. 50 x 118 lot. Featuring 3 bedrooms, 4 piece bath, living room with separate dining area, large open kitchen, adjacent to laundry room with tons of storage. FULLY FENCED backyard, with concrete patio. All brand new windows thru out! New front door, garage door, garage shingles, and overhead garage door. This home is walking distance to Schools, Parks ( Rosslyn Community League) Shopping centers, Tons of Restaurants, medical, Public Transportation, Minutes to the Yellow head, Anthony Henday and St Albert Trail for easy commuting. This neighborhood has been revitalized with all new paved streets, sidewalks & underground work. Great Value in this Edmonton Market!!

Built in 1959

### Essential Information

MLS® #	E4427895
Price	\$309,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,047
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13440 111 Street
Area	Edmonton
Subdivision	Rossllyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4Z6

### **Amenities**

Amenities	On Street Parking, Crawl Space, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, R.V. Storage, Vinyl Windows
Parking Spaces	3
Parking	Over Sized, RV Parking, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Portable, Dryer, Garage Control, Refrigerator, Storage Shed, 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, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **School Information**

Elementary            Scott Robertson School  
Middle                 A. Blair McPherson School  
High                    Queen Elizabeth School

### **Additional Information**

Date Listed            March 28th, 2025  
Days on Market      11  
Zoning                 Zone 01

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Listing information last updated on April 8th, 2025 at 4:02am MDT