

## \$424,900 - 12922 107 Street, Edmonton

MLS® #E4431272

**\$424,900**

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  | \$424,900 |



|                |                        |
|----------------|------------------------|
| 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 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       3  
Zoning                 Zone 01

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