

\$399,900 - N/A, Edmonton

MLS® #E4455535

\$399,900

3 Bedroom, 2.00 Bathroom, 1,077 sqft
Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Charming family home in an unbeatable location! Directly across from Å‰cole PÃ¬re-Lacombe Elementary and Lauderdale Community Playground next to Lauderdale Elementary. Just 3 blocks to Grand Trunk Park and Fitness Centre, 4 blocks to Rosslyn Park and Rosslyn Junior High with easy access to 97 St NW & Yellowhead Trail. No houses directly across offers the perfect blend of privacy and convenience with loads of parking front and back, fully fenced yard with RV parking, dog run, and a gazebo with hot tub for your private relaxation and entertainmnt. The Back lane provides access to the double detached garage with a cozy wood stove. Located in a friendly neighborhood where some residents have lived for over 60 years, this home offers a serene, welcoming vibe perfect for families. The fully finished basement comes with a cozy fireplace and is nicely laid out for a potential suite. Donâ€™t miss this gem in a perfect 10 location!



Built in 1962

Essential Information

MLS® #	E4455535
Price	\$399,900
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,077
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	N/A
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 0S9

Amenities

Amenities	See Remarks
Parking	Double Garage Detached, RV Parking, See Remarks

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Combination, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 30th, 2025
Days on Market	33

Zoning

Zone 01

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