

# \$419,980 - 13423 103 Street, Edmonton

MLS® #E4455286

## \$419,980

5 Bedroom, 2.00 Bathroom, 1,023 sqft  
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Welcome to this spacious and versatile home located in the desirable community of Rosslyn! Featuring 3 bedrooms upstairs and 2 additional bedrooms downstairs, this property offers plenty of room for families of all sizes. With 2 full kitchens and 2 bathrooms, the layout is ideal for multi-generational living, hosting guests, or creating a private mother in-law suite. The home is well-maintained and provides great flexibility for different lifestyles. Nestled in a friendly and established neighborhood, youâ€™ll enjoy easy access to schools, parks, shopping, and transit. Whether youâ€™re looking for a family home or an investment opportunity, this is the perfect opportunity for you.



Built in 1960

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4455286      |
| Price          | \$419,980     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,023         |
| Acres          | 0.00          |
| Year Built     | 1960          |
| Type           | Single Family |

|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13423 103 Street |
| Area        | Edmonton         |
| Subdivision | Rosslyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 4M7          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Washer, See Remarks, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                     |
| Stories      | 2                                                                                                             |
| Has Basement | Yes                                                                                                           |
| Basement     | Full, Finished                                                                                                |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                    |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Stucco                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 19                |
| 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 September 17th, 2025 at 2:32pm MDT