

## \$499,000 - 12939 12941 102 Street, Edmonton

MLS® #E4431040

**\$499,000**

6 Bedroom, 2.00 Bathroom, 1,160 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

**INVESTOR ALERT!** This recently updated, fully tenanted up & down duplex in Lauderdale offers the ideal blend of CASH FLOW and future potential. Each self-contained legal suite features 3 bedrooms and 1 bathroom, separate in-suite laundry, separate civic addresses, and separate power meters. The basement unit has its own front entry as well! There is an additional common rear entry. Outside, you'll find a FULLY FENCED yard with an oversized DOUBLE DETACHED GARAGE, parking pad, and gated yard access for RV storage—a rare and valuable feature. The roof shingles were replaced in 2014. Zoned RS on a 50x148 lot, this property offers excellent redevelopment potential, with the ability to build up to 8 units under current zoning. Quick access to public transit, schools, 97th Street and Highway 16. Whether you're looking to add a solid rental to your portfolio or explore future development options, this property checks all the boxes. Don't miss out on this TURN-KEY investment opportunity in a rapidly growing area!

Built in 1960

### Essential Information

MLS® # E4431040

Price \$499,000



|                |                    |
|----------------|--------------------|
| Bedrooms       | 6                  |
| Bathrooms      | 2.00               |
| Full Baths     | 2                  |
| Square Footage | 1,160              |
| Acres          | 0.00               |
| Year Built     | 1960               |
| Type           | Single Family      |
| Sub-Type       | Duplex Up And Down |
| Style          | Raised Bungalow    |
| Status         | Active             |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 12939 12941 102 Street |
| Area        | Edmonton               |
| Subdivision | Lauderdale             |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5E 4J4                |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Detectors Smoke, Hot Water Natural Gas, Parking-Extra |
| Parking   | Double Garage Detached, Over Sized, RV Parking                            |

### Interior

|              |  |
|--------------|--|
| Appliances   | Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles  |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 27               |
| Zoning         | Zone 01          |

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Listing information last updated on May 13th, 2025 at 5:47am MDT