

## \$266,900 - 12816 103 Street, Edmonton

MLS® #E4431886

**\$266,900**

1 Bedroom, 1.00 Bathroom, 737 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Investment opportunity located in the Heart of Lauderdale! This property is perfectly positioned on a quiet, family-friendly street, offering both privacy and strong builder vibes. Sitting on a generously sized lot with excellent land use potential, its an ideal opportunity for savvy investors or future redevelopment. This property includes a double detached garage, existing home ( no warranties or representation). Looking to build? This one offers endless potential- well matured neighborhood !! Close to all amenities, schools, parks, shopping and dining!

Built in 1922

### Essential Information

MLS® #	E4431886
Price	\$266,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	737
Acres	0.00
Year Built	1922
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	12816 103 Street
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4M1

## Amenities

Amenities	See Remarks
Parking	Double Garage Detached

## Interior

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 18th, 2025
Days on Market	21
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 May 8th, 2025 at 11:17pm MDT