

**\$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 | 66                |

## 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 November 4th, 2025 at 7:32pm MST