

## \$324,999 - 13440 113 Street, Edmonton

MLS® #E4441471

**\$324,999**

3 Bedroom, 1.00 Bathroom, 1,046 sqft  
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

The perfect first time Home Buyer property in a mature neighborhood! Super cute bungalow (no basement) featuring 3 bedrooms (one bedroom with garden door leading to the back yard), bright kitchen with modern white cabinetry and huge window with view of the landscaped back yard and central AIR CONDITIONING. Front and back yard is beautifully landscape, back patio - perfect for enjoying the summer and large storage shed that could easily be a workshop. Hate winter...back your vehicle out of an insulated and heated double detached garage. Extra space at the back of the yard for small trailer. Pride of Ownership shows with all the upgrades done as needed: washer/dryer 2019, fridge 2019, air conditioning 2019, insulated garage door and opener 2020, modulating high efficiency furnace/HWT 2022 and Fence 2022. Located just steps from a park; Grand Truck Fitness Center and shopping all close by!

Built in 1960

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441471  |
| Price     | \$324,999 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 1,046                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13440 113 Street |
| Area        | Edmonton         |
| Subdivision | Rosslyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5B1          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Detectors Smoke, Hot Water Natural Gas, Patio, Vinyl Windows |
| Parking   | Double Garage Detached, Heated, Insulated                                     |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            June 10th, 2025  
Days on Market      11  
Zoning                Zone 01

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