

## **\$365,000 - 10520 130 Avenue, Edmonton**

MLS® #E4439555

### **\$365,000**

5 Bedroom, 2.00 Bathroom, 1,082 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

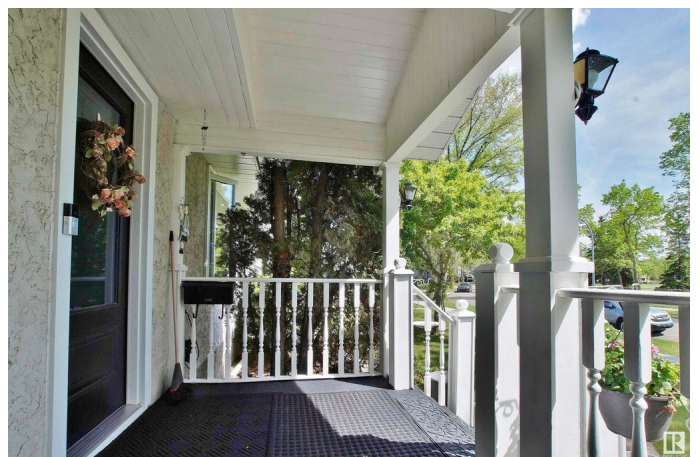
What a wonderful location, right in the heart of Lauderdale. Quiet mature neighborhood, facing a park, school and ice rink. Perfect starter home for a young family with convenience of schools, playgrounds and transportation all in walking distance. This home features many valuable renovations that save you money. On the exterior, we have sturdy Stucco finish on house and garage, Shingles 2015, Soffits, Fascia and Eaves have been upgraded. New front and back doors, new PVC windows, Hot Water Tank, H/E Furnace 2017 to keep you warm, Central A/C 2017 to keep you cool. Relax on the private front porch. Spacious living room, 3 bedrooms on main floor, full bath, kitchen has a window overlooking the backyard and cozy nook perfect for family meals. Separate back entry to the basement, which features huge family room, set of kitchen cabinets, renovated bath with glass double walk-in shower, 4th bedroom and possibility future 5th. Private backyard has an oversized garage, O/H door in 2017, and extra parking

Built in 1959

### **Essential Information**

MLS® # E4439555

Price \$365,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10520 130 Avenue
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 0S8

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows
Parking Spaces	3
Parking	Over Sized, Single Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Ecole Pere-Lacobe
Middle	Rosslyn School

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	9
Zoning	Zone 01

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Listing information last updated on June 8th, 2025 at 6:47am MDT