



## 12804 108 Street Edmonton Alberta

\$399,000

Welcome to this charming spacious bungalow, located in the well-established neighborhood of Lauderdale! It features a sunlit living room, three bedrooms, a spacious kitchen and dining area, a cozy family room with a fireplace and large windows that fill the space with plenty of natural light. This home sits on a vast 12,512 Square feet lot, offering plenty of green space in the front and back yards, and features a garage next to a covered car port used as storage at the back. This home is conveniently located close to amenities, services, parks, and bus stops. Two elementary schools are within walking distance. You'll also find a fitness and leisure centre nearby. This property also provides easy access to 97 Street, Yellowhead Highway, and 127 Avenue, making it easy to get anywhere in town, with downtown just 15 minutes away! Whether you're looking for a new home or an investment opportunity, this property offers a lot of space inside/outside so don't miss out this incredible opportunity to make this your own! (id:6769)

Furnace 5.16 M x 2.82 M

Storage 1.55 M x 1.73 M

Primary Bedroom 3.35 M x 3.07 M

Bedroom 2.61 M x 2.87 M

Bedroom 2.60 M x 2.73 M

4pc Bathroom 2.58 M x 1.49 M

2pc Bathroom 1.26 M x 1.01 M

Family room 5.07 M x 3.35 M

Living room 6.81 M x 3.86 M

Other 2.41 M x 1.30 M

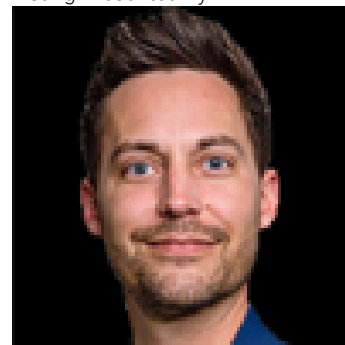
Kitchen 3.94 M x 3.19 M

Dining room 2.80 M x 2.43 M

Laundry room 4.54 M x 1.37 M

Other 11.79 M x 2.95 M

Listing Presented By:



Originally Listed by:  
First Place Realty

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