

## \$274,900 - 12816 103 Street, Edmonton

MLS® #E4431886

**\$274,900**

0 Bedroom, 0.00 Bathroom,  
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!

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4431886        |
| Price     | \$274,900       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| 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**

|         |                        |
|---------|------------------------|
| Parking | Double Garage Detached |
|---------|------------------------|

### **Exterior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
|-------------------|---------------------------------------------------------------------------------------|

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 01          |

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Listing information last updated on May 1st, 2025 at 4:32pm MDT