

## \$345,000 - 10607 132 Avenue, Edmonton

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MLS® #E4445288

**\$345,000**

3 Bedroom, 1.50 Bathroom, 1,199 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Welcome to this well-maintained 3-bedroom bungalow in the community of Lauderdale! This lovely home features a spacious and bright kitchen and living room, with beautiful hardwood floors throughout the main living area and all bedrooms. The finished basement offers a huge rumpus/games room, a laundry area, a flex room, and loads of storage – perfect for growing families or hobbyists. Side door allows for immediate access to basement. Enjoy the low-maintenance, fully fenced backyard with a stone patio – great for summer BBQs and gatherings! A double garage and extra parking pad out back provide ample space for vehicles and toys. Conveniently located close to schools, parks, and amenities. A must-see property with incredible potential!



Built in 1960

### Essential Information

MLS® #	E4445288
Price	\$345,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,199
Acres	0.00

Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10607 132 Avenue
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 0Z3

### Amenities

Amenities	Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Freezer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	7
Zoning	Zone 01

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