

## \$350,000 - 10311 Lauder Avenue, Edmonton

MLS® #E4430408

**\$350,000**

4 Bedroom, 2.00 Bathroom, 1,020 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Perfect for first-time buyers! This charming 4 bed, 2 bath bungalow in Lauderdale offers 1,019 sq ft of bright, comfortable living. The main floor features a spacious living room, a kitchen with tons of cabinet space, cozy dining area, 2 bedrooms, and a 3-piece bath with a relaxing corner tub. The FULLY FINISHED BASEMENT has its OWN SEPARATE ENTRANCE, SECOND KITCHEN, large rec room, 2 more bedrooms, and another 3-piece bath—ideal for roommates, guests, or future rental income. Enjoy a great location close to bus stops, schools, and grocery stores—everything you need is just minutes away. Whether you're starting out or looking for a home with extra space and potential, this one checks all the boxes!

Built in 1963

### Essential Information

MLS® #	E4430408
Price	\$350,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.00
Year Built	1963



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10311 Lauder Avenue
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5P9

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Storage Shed, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 11th, 2025
Days on Market	15
Zoning	Zone 01

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