

## \$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 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 | 11               |
| Zoning         | Zone 01          |

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Listing information last updated on April 21st, 2025 at 9:31pm MDT