

\$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	4
Zoning	Zone 01

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