

## \$220,000 - 10328 Lauder Avenue, Edmonton

MLS® #E4457933

**\$220,000**

3 Bedroom, 2.00 Bathroom, 1,185 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Welcome to your next chapter â€” whether you're a first-time buyer or savvy investor, this 3-bedroom, 2-bathroom home is packed with potential. Located in a family-friendly neighbourhood with easy access to shopping, schools, and transit, this gem offers unbeatable value with NO CONDO FEES. Inside you'll find a bright, functional layout with solid concrete construction â€” so yes, itâ€™s quiet! The main floor offers an open living space, the upper level has three good-sized bedrooms, and the fully finished basement adds extra living space with room to relax, work, or play. It needs a little cosmetic TLC (paint, flooring, and your personal touch), but the bones are rock solid â€” literally. The fenced yard is perfect for pets or kids, and there's a gravel parking pad in the back for added convenience. Affordable, spacious, and full of upside, this is your chance to stop renting and start building equity â€” or add a strong performer to your investment portfolio.

Built in 1961

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457933  |
| Price     | \$220,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Square Footage | 1,185                |
| Acres          | 0.00                 |
| Year Built     | 1961                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10328 Lauder Avenue |
| Area        | Edmonton            |
| Subdivision | Lauderdale          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5E 5P6             |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Bar                                 |
| Parking Spaces | 2                                   |
| Parking        | 2 Outdoor Stalls, Rear Drive Access |

### Interior

|              |                                                           |
|--------------|-----------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                 |
| Stories      | 3                                                         |
| Has Basement | Yes                                                       |
| Basement     | Full, Finished                                            |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Concrete, Metal, Vinyl                                                                 |
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Flat                                                                                   |
| Construction      | Concrete, Metal, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                                     |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Lauderdale School      |
| Middle     | Rosslyn School         |
| High       | Queen Elizabeth School |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 01              |

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Listing information last updated on September 17th, 2025 at 11:32pm MDT