

\$425,000 - 10704 136 Avenue, Edmonton

MLS® #E4451908

\$425,000

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Talk about curb appeal! This 1055 sq.ft air-conditioned bungalow in Rosslyn is what you've been waiting for. The front yard is beautifully landscaped with a variety of trees, shrubs and hydrangeas, stamped concrete walkway and exposed aggregate concrete steps. Inside you'll find a tastefully designed open layout on the main floor with 3 bedrooms and a 4 piece bathroom. Brand new vinyl plank flooring, new carpet in 2 of 3 bedrooms, new trim, new doors, updated kitchen and fresh coat of paint. The basement offers a second kitchen, wood burning original brick fireplace and a 4th bedroom with 3 piece en-suite. Additional upgrades in recent years include upstairs windows, shingles, siding, a/c and hwt. This home is conveniently located within walking distance of multiple schools, green spaces and community parks.

Built in 1960

Essential Information

MLS® #	E4451908
Price	\$425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.00



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

Community Information

Address	10704 136 Avenue
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1W4

Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking	220 Volt Wiring, Double Garage Detached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 8th, 2025

Days on Market 13

Zoning Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 20th, 2025 at 10:03pm MDT