

Courtesy Of Tanya Fowler Of 2% Realty Pro

## \$425,000 - 10935 134a Avenue, Edmonton

MLS® #E4428868

**\$425,000**

3 Bedroom, 2.00 Bathroom, 997 sqft  
Single Family on 0.00 Acres

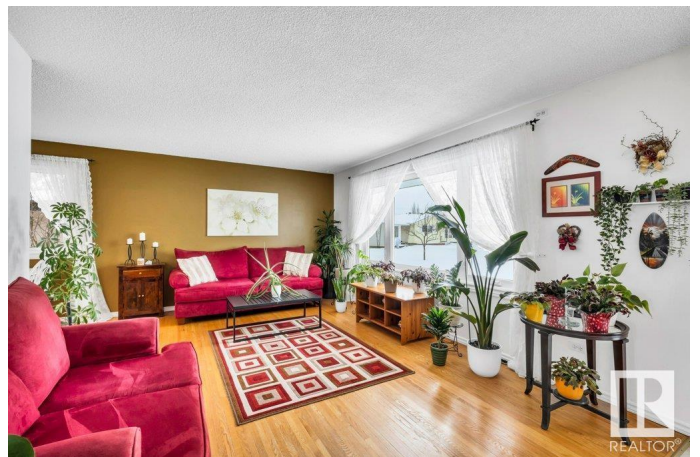
Rosslyn, Edmonton, AB

This 3 bedroom bungalow in Rosslyn is a must see! All the big ticket items like HWT tank, windows & shingles have all been done. The upstairs kitchen, dining and living areas are spacious and bright from the big windows through out. Original hardwood flooring is in unreal condition. 3 good size bedrooms & 4 pc bath are ready for your special touch. The fully finished basement is complete with a huge living room, tons of storage, a renovated 3pc bathroom with a get ready space. This basement has so much potential a fourth bedroom could be added if needed or fully revamp the space to a secondary suite for that extra income as this home has a side entrance & 2 furnaces as well. Outside is fully fenced with a huge deck, double detached garage, tons of perennials planted for low maintenance, shed & a gate for possible RV parking if you truly wanted. Excellent location close to all amenities!

Built in 1961

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428868  |
| Price      | \$425,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 997                    |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 10935 134a Avenue |
| Area        | Edmonton          |
| Subdivision | Rosslyn           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5E 1M2           |

### **Amenities**

|           |                             |
|-----------|-----------------------------|
| Amenities | Deck, Hot Water Natural Gas |
| Parking   | Double Garage Detached      |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | April 3rd, 2025 |
|-------------|-----------------|

Days on Market 5

Zoning Zone 01

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Listing information last updated on April 8th, 2025 at 2:02pm MDT