

## **\$429,900 - 10932 136 Avenue, Edmonton**

MLS® #E4433669

**\$429,900**

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

An incredible opportunity awaits you in Rosslyn with this extensively renovated & well-maintained bungalow. All the BIG ticket items have been taking care of. Great curb appeal on a large lot with newer sidewalks that extend all the way to the rear stamped concrete patio & garage. The main floor features bright south facing front living rm, hardwood flooring & vinyl plank in all other rooms. Gorgeous kitchen w/ full height cabinets, pull out drawers, wall pantry, quartz counters, ceramic tile backsplash w/ S/S appliances to complete. Dining area is open to kitchen & great for entertaining. 3 spacious bedrooms, a full renovated bathroom. Nice bright renovated basement development w/ large Rec rm. 4th spacious bdrm~3 pce bathrm. Laundry/utility rm. Insulated sub floor & enlarged windows. Private backyard with gate for potential Rv parking. Dbl Insulated & heated Garage 22x22. Some Upgrades Inc: Roof (2021) Sidewalks patio, complete fence, furnace/ hwt (2023) Int & exterior doors, plumbing, electrical & more.

Built in 1961

### **Essential Information**

MLS® # E4433669

Price \$429,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,040                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10932 136 Avenue |
| Area        | Edmonton         |
| Subdivision | Rosslyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 1W7          |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | No Smoking Home, Vinyl Windows            |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, Heated, Insulated |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 01       |

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Listing information last updated on May 2nd, 2025 at 6:17pm MDT