

## \$375,000 - 11304 136 Avenue, Edmonton

MLS® #E4442723

**\$375,000**

4 Bedroom, 2.00 Bathroom, 1,045 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Welcome to Rosslyn, Have you been looking for a home in Rosslyn to call your own? Check out this 2 + 2 Bedroom awaiting your touch. First time home buyer, investor, or downsizing this is the right place to make it all happen. Upstairs you will find a bright spacious kitchen, Living room, bathroom, and 2 bedrooms, oh and main floor laundry. The basement has separate entrance along with a summer kitchen, 2 bedrooms, a bathroom and another laundry setup. Could be an awesome opportunity to get it suited for a legal suite or possibly for the teens/Young adults in this ever changing world. This Home has vinyl windows, A new on demand high efficiency water, And a new High efficiency Furnace. Needs nothing but a new owner.

Built in 1961

### Essential Information

MLS® #	E4442723
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,045
Acres	0.00
Year Built	1961



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11304 136 Avenue
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1X1

### Amenities

Amenities	Hot Water Instant, Hot Water Natural Gas, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Over Sized, Parking Pad Cement/Paved, Rear Drive Access, RV Parking, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed	June 17th, 2025
Days on Market	52

## Zoning

## Zone 01

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