# \$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

Zoning Zone 01

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