

## \$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 18

Zoning Zone 01

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Listing information last updated on August 26th, 2025 at 3:02am MDT