

## **\$379,900 - 10435 137 Avenue, Edmonton**

MLS® #E4432711

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,165 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Look no further! Nestled in the community of Rosslyn & close to ALL major amenities, this exceptionally well cared for home is READY & waiting for YOU. Step inside to a generous entry that spans into the living room, boasting loads of NATURAL LIGHT + a layout with multiple different configurations. Dining space is IDEAL & overlooks backyard/living/kitchen areas + beautiful hardwood floors! Kitchen comes with TONS of cabinetry, breakfast nook with bar seating, sunshine ceiling. Master bedroom offers TONS of room (converted 2/3 bedrooms) w/patio door to backyard + easy access to 4 pc main bath. Basement is EPIC w/3rd bedroom, HUGE laundry space, plush bar area + seating, MASSIVE family room w/stone facing fireplace, games area, storage.. and SO much more! SOUTH FACING backyard is dialled in & made for summers w/great sized deck, garden beds, rock pond, storage shed, double detached garage (w/work space). Close to schools, shopping, public transit, dining & quick access to downtown. A MUST see it today!

Built in 1961

### **Essential Information**

MLS® # E4432711

Price \$379,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,165                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10435 137 Avenue |
| Area        | Edmonton         |
| Subdivision | Rosslyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 1Z1          |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Air Conditioner, Deck, Vinyl Windows |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Detached               |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Mantel, Stone Facing  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 01          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 4th, 2025 at 1:17pm MDT