

## \$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 1

Zoning Zone 01

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