

# **\$494,900 - 10324 136 Avenue, Edmonton**

MLS® #E4459024

**\$494,900**

6 Bedroom, 2.00 Bathroom, 1,008 sqft  
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

FULLY RENTED LEGAL SUITE BUNGALOW IN ROSSLYN! An excellent INVESTMENT OPPORTUNITY awaits with this well-maintained home featuring TWO SELF-CONTAINED SUITES. The main floor offers over 1,000 SQFT with 3 spacious bedrooms, a bright living room, a functional kitchen, dining area, and full bath. Downstairs, the LEGAL BASEMENT SUITE includes its own kitchen, dining space, living room, 3 bedrooms, full bath, and separate laundry—ideal for generating consistent RENTAL INCOME or MULTI-GENERATIONAL LIVING. Recent updates provide peace of mind, while the large lot offers potential for future value. Located on a quiet street in family-friendly Rosslyn, you™re close to SCHOOLS, PARKS, shopping, and public transit with easy access to downtown and major routes. Whether you™re a savvy INVESTOR looking for cash flow or a homeowner seeking mortgage help, this property delivers VALUE, VERSATILITY, and LOCATION all in one package!

Built in 1961

## **Essential Information**

MLS® #	E4459024
Price	\$494,900



Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10324 136 Avenue
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1W1

### Amenities

Amenities	Detectors Smoke, See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 23rd, 2025

Days on Market                1

Zoning                            Zone 01

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