

## \$349,000 - 10212 136 Avenue, Edmonton

MLS® #E4459081

**\$349,000**

5 Bedroom, 2.00 Bathroom, 1,051 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Solid and well-maintained bungalow located on the quiet yet convenient northeast side of Rosslyn. Perfect for investors or first-time home buyers. The main floor features three bedrooms, a full bathroom, a spacious living room, and a functional kitchen. The fully finished basement adds two more bedrooms, another full bath, a family room, and a laundry area—ideal for extended family or rental potential. Recent updates include fresh paint throughout and a modernized kitchen. The bright south-facing living room makes the home warm and inviting. Sitting on a rectangular lot with a large, level backyard, this property offers plenty of outdoor potential. Conveniently close to Northgate Shopping Centre, T&T Supermarket, banks, restaurants, and the transit hub, this home combines comfort, location, and investment value.

Built in 1960

### Essential Information

MLS® #	E4459081
Price	\$349,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,051
Acres	0.00



Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10212 136 Avenue
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1W1

### Amenities

Amenities	See Remarks
Parking	Over Sized, Single Garage Attached

### Interior

Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, 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, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 23rd, 2025
Days on Market	1
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 September 23rd, 2025 at 9:47pm MDT