

## **\$429,900 - 10932 136 Avenue, Edmonton**

MLS® #E4433669

**\$429,900**

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

An incredible opportunity awaits you in Rosslyn with this extensively renovated & well-maintained bungalow. All the BIG ticket items have been taking care of. Great curb appeal on a large lot with newer sidewalks that extend all the way to the rear stamped concrete patio & garage. The main floor features bright south facing front living rm, hardwood flooring & vinyl plank in all other rooms. Gorgeous kitchen w/ full height cabinets, pull out drawers, wall pantry, quartz counters, ceramic tile backsplash w/ S/S appliances to complete. Dining area is open to kitchen & great for entertaining. 3 spacious bedrooms, a full renovated bathroom. Nice bright renovated basement development w/ large Rec rm. 4th spacious bdrm~3 pce bathrm. Laundry/utility rm. Insulated sub floor & enlarged windows. Private backyard with gate for potential Rv parking. Dbl Insulated & heated Garage 22x22. Some Upgrades Inc: Roof (2021) Sidewalks patio, complete fence, furnace/ hwt (2023) Int & exterior doors, plumbing, electrical & more.

Built in 1961

### **Essential Information**

MLS® # E4433669

Price \$429,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10932 136 Avenue
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1W7

### **Amenities**

Amenities	No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Heated, Insulated

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Zoning	Zone 01

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