

Courtesy Of Tanya Fowler Of 2% Realty Pro

## \$425,000 - 10935 134a Avenue, Edmonton

MLS® #E4428868

**\$425,000**

3 Bedroom, 2.00 Bathroom, 997 sqft  
Single Family on 0.00 Acres

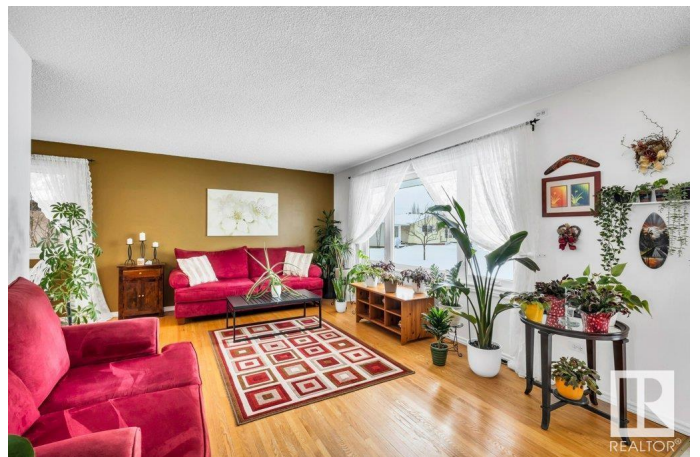
Rosslyn, Edmonton, AB

This 3 bedroom bungalow in Rosslyn is a must see! All the big ticket items like HWT tank, windows & shingles have all been done. The upstairs kitchen, dining and living areas are spacious and bright from the big windows through out. Original hardwood flooring is in unreal condition. 3 good size bedrooms & 4 pc bath are ready for your special touch. The fully finished basement is complete with a huge living room, tons of storage, a renovated 3pc bathroom with a get ready space. This basement has so much potential a fourth bedroom could be added if needed or fully revamp the space to a secondary suite for that extra income as this home has a side entrance & 2 furnaces as well. Outside is fully fenced with a huge deck, double detached garage, tons of perennials planted for low maintenance, shed & a gate for possible RV parking if you truly wanted. Excellent location close to all amenities!

Built in 1961

### Essential Information

MLS® #	E4428868
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	997
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10935 134a Avenue
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1M2

### **Amenities**

Amenities	Deck, Hot Water Natural Gas
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, 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, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 3rd, 2025
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Days on Market 2

Zoning Zone 01

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Listing information last updated on April 4th, 2025 at 11:17pm MDT