

Courtesy Of John Phoa Of The E Group Real Estate

\$399,900 - 10524 134 Avenue, Edmonton

MLS® #E4428346

\$399,900

5 Bedroom, 2.00 Bathroom, 1,528 sqft
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Discover the exceptional investment potential of this LARGE home (over 2,500 sqft of living space!), boasting three massive bedrooms and a full bathroom on the main floor, complemented by a huge living room ideal for hosting or relaxing. The kitchen is bright and airy, offering a welcoming space that can be modernized to enhance property value. The basement offers a SIDE ENTRANCE, and extends the living space with two additional bedrooms, a full bathroom, a living room, and convenient laundry space—perfect for a growing family or converting into a LUCRATIVE RENTAL UNIT. Situated on a MASSIVE LOT (over 8,000 sqft!) with an oversized single garage in a serene neighborhood (walking distance to Rosslyn Park, Grand Trunk Fitness & Leisure), this property presents a prime opportunity for strategic updates or redevelopment. Whether you're looking to move in, rent out, or enhance for resale, this home offers boundless possibilities for investors aiming to maximize returns in a high-demand rental market.

Built in 1960

Essential Information

MLS® #	E4428346
Price	\$399,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,528
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	10524 134 Avenue
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3G8

Amenities

Amenities	Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Over Sized, Single Garage Detached

Interior

Appliances	Refrigerator
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Scott Robertson School
Middle	Rosslyn School
High	Arch Bishop O'Leary / Q.E.

Additional Information

Date Listed	April 1st, 2025
Days on Market	3
Zoning	Zone 01

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Listing information last updated on April 4th, 2025 at 6:47am MDT