

## **\$379,900 - 10435 137 Avenue, Edmonton**

MLS® #E4432711

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,165 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Look no further! Nestled in the community of Rosslyn & close to ALL major amenities, this exceptionally well cared for home is READY & waiting for YOU. Step inside to a generous entry that spans into the living room, boasting loads of NATURAL LIGHT + a layout with multiple different configurations. Dining space is IDEAL & overlooks backyard/living/kitchen areas + beautiful hardwood floors! Kitchen comes with TONS of cabinetry, breakfast nook with bar seating, sunshine ceiling. Master bedroom offers TONS of room (converted 2/3 bedrooms) w/patio door to backyard + easy access to 4 pc main bath. Basement is EPIC w/3rd bedroom, HUGE laundry space, plush bar area + seating, MASSIVE family room w/stone facing fireplace, games area, storage.. and SO much more! SOUTH FACING backyard is dialled in & made for summers w/great sized deck, garden beds, rock pond, storage shed, double detached garage (w/work space). Close to schools, shopping, public transit, dining & quick access to downtown. A MUST see it today!

Built in 1961

### **Essential Information**

MLS® # E4432711

Price \$379,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,165
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10435 137 Avenue
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1Z1

### Amenities

Amenities	Air Conditioner, Deck, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	8
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 May 3rd, 2025 at 12:32pm MDT