

# \$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 inviting home, 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 comfortable living room, and convenient laundry facilities—perfect for a growing family or converting into a lucrative rental unit. Situated on a massive lot with an oversized single garage in a serene neighborhood, 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	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

### **Additional Information**

Date Listed	April 1st, 2025
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Days on Market 2

Zoning Zone 01

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Listing information last updated on April 3rd, 2025 at 4:32pm MDT