

## \$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 massive home (over 2,500 sqft of living space!), boasting 3 large bedrooms with several large windows throughout, and a full bathroom complemented by a huge living room ideal for any occasion. The kitchen is bright offering a welcoming space that can be modernized to enhance property value. The basement offers a SIDE ENTRANCE allowing for installing a LUCRATIVE RENTAL UNIT. The large living space extends into 2 large bedrooms, a bathroom, a living room & convenient laundry space—perfect for a growing family. 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   | None                      |
| 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 | 18              |
| Zoning         | Zone 01         |

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Listing information last updated on April 19th, 2025 at 7:02am MDT