

Courtesy Of John Phoa Of The E Group Real Estate

# \$399,900 - 10524 134 Avenue, Edmonton

MLS® #E4428346

**\$399,900**

4 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 2 large bedrooms and huge flex space w/ den (easily convert to a 3rd bedroom) & 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	4
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	3
Zoning	Zone 01

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Listing information last updated on April 4th, 2025 at 8:02am MDT