

## **\$329,900 - 10523 137 Avenue, Edmonton**

MLS® #E4446816

**\$329,900**

4 Bedroom, 2.00 Bathroom, 1,066 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Affordable Opportunity! This spacious and versatile home is perfect for first-time buyers looking to build equity or investors seeking a solid rental with excellent suite potential, thanks to a separate basement entrance. The main floor features open-concept living with a bright front living room, large window, adjoining dining area, and a kitchen with a huge island ideal for cooking and entertaining. You'll also find a 4PC bathroom and 3 good-sized bedrooms, including a comfortable primary suite down. The fully finished basement adds even more value with a cozy rec room, 4th bedroom, 3PC bath, and a hobby room that could be converted to a 5th bedroom. There's also a large utility/laundry/storage room. Enjoy a huge, private landscaped yard perfect for relaxing or entertaining, plus an oversized single garage and plenty of parking via back lane access. Close to schools, shopping, public transit, and all amenities—this home offers both immediate comfort and long-term potential. Don't miss it!

Built in 1962

### **Essential Information**

MLS® # E4446816

Price \$329,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10523 137 Avenue
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1Z1

### Amenities

Amenities	No Smoking Home
Parking	Over Sized, Single Garage Detached

### Interior

Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

**Additional Information**

Date Listed                July 9th, 2025  
Days on Market        6  
Zoning                    Zone 01

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