

## \$365,000 - 10923 135a Avenue, Edmonton

MLS® #E4441556

**\$365,000**

3 Bedroom, 1.50 Bathroom, 1,038 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Discover this well-maintained family bungalow, lovingly cared for by a long-term owner!

Upstairs features 3 comfortable bedrooms and a 4-piece bath, perfect for family living. Enjoy cooking in the large eat-in kitchen with tons of storage, and entertaining in the dining room. The home showcases retro charm with unique elements like the lighting fixtures and a stunning living room feature wall, echoed in the large basement recreation room - ideal for entertaining, playing, or relaxing. Enjoy your own indoor planter with grow lights for year-round greenery and a wood burning fireplace for cozy gatherings. Step outside to a huge deck, surrounded by mature trees and beautiful landscaping - perfect for outdoor dinners with company. An oversized garage offers ample storage and workspace. This rare gem blends classic character with modern comfort and is situated in the family friendly Rosslyn neighborhood. Close to schools, shopping, playgrounds, transit and both 137Ave and 97St for easy commuting.

Built in 1961

### Essential Information

MLS® # E4441556

Price \$365,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,038                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10923 135a Avenue |
| Area        | Edmonton          |
| Subdivision | Rosslyn           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5E 1T2           |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | Patio, See Remarks                                                      |
| Parking   | 2 Outdoor Stalls, Double Garage Detached, Over Sized, Rear Drive Access |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Fireplace    | Yes                                                              |
| Fireplaces   | Brick Facing, Mantel                                             |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 10th, 2025  
Days on Market                6  
Zoning                              Zone 01

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