

## \$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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