

\$395,000 - 11304 136 Avenue, Edmonton

MLS® #E4442723

\$395,000

4 Bedroom, 2.00 Bathroom, 1,045 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Welcome to Rosslyn, Have you been looking for a home in Rosslyn to call your own? Check out this 2 + 2 Bedroom awaiting your touch. First time home buyer, investor, or downsizing this is the right place to make it all happen. Upstairs you will find a bright spacious kitchen, Living room, bathroom, and 2 bedrooms, oh and main floor laundry. The basement has separate entrance along with a summer kitchen, 2 bedrooms, a bathroom and another laundry setup. Could be an awesome opportunity to get it suited for a legal suite or possibly for the teens/Young adults in this ever changing world. This Home has vinyl windows, A new on demand high efficiency water, And a new High efficiency Furnace. Needs nothing but a new owner.

Built in 1961

Essential Information

MLS® #	E4442723
Price	\$395,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,045
Acres	0.00
Year Built	1961



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11304 136 Avenue
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1X1

Amenities

Amenities	Hot Water Instant, Hot Water Natural Gas, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Over Sized, Parking Pad Cement/Paved, Rear Drive Access, RV Parking, Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed	June 17th, 2025
Days on Market	22

Zoning

Zone 01

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