

## **\$319,900 - 10822 134 Avenue, Edmonton**

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MLS® #E4459448

**\$319,900**

4 Bedroom, 2.00 Bathroom, 1,044 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Welcome Home! Attention Everyone! Corner lot in the lovely Community of Rosslyn Edmonton. Terrific half duplex move in ready with 4 Beds 2 Bath, Detached Garage, Tons of Parking, Plenty of Updates, and so much more. Terrific opportunity for development of future suite with side entrance of the street. Fenced back yard with huge drive way for extra parking. Oversized garage leads through fenced yard. Side entrance with gate to front yard and side of home. Main floor has tons of windows and great floor plan. Large front living room, ample dining room with space for large table leads into updated kitchen. New and almost new appliances with quartz counter tops and tons of counter space and cabinets. Large window above sink. Hallway leads to fresh full bathroom. 3 Large Upper Bedrooms and 4th bedroom in basement. Side entrance with separate door leads to large partially finished basement. 3 Piece bath, roughed in plumbing. Huge Laundry utility room almost has room for another bedrooms. Laundry in basement. WOW

Built in 1962

### **Essential Information**

MLS® # E4459448

Price \$319,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,044         |
| Acres          | 0.00          |
| Year Built     | 1962          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10822 134 Avenue |
| Area        | Edmonton         |
| Subdivision | Rosslyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 1K1          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Stories      | 1                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Partially Finished                                                                               |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 25th, 2025

Days on Market                41

Zoning                            Zone 01

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