

## \$335,000 - 10403 137 Avenue, Edmonton

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MLS® #E4440918

**\$335,000**

4 Bedroom, 2.00 Bathroom, 1,069 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Charming Bungalow in Rosslyn. Welcome to this solid, well-loved bungalow in the heart of Rosslyn - a friendly, established neighbourhood in north Edmonton. This home has great bones and timeless character, offering 3 comfortable bedrooms on the main floor and a practical layout that's easy to make your own. The sunny main level features original hardwood, a bright living room, and a spacious kitchen beside the dining room that's perfect for gathering with family or friends. Downstairs, you'll find a second kitchen, large living space, 3 piece bathroom, 4th bedroom - ideal for multi-generational living, or just extra room to spread out. Laundry, utility room and cold storage tucked away there too. The backyard is generous and fully fenced, with 2 sheds and space to garden, play, or relax. There's also a detached garage and extra parking out back. Whether you're a first-time buyer, investor, or someone looking to downsize into a walkable neighbourhood with schools, shopping, and transit nearby, this works!



Built in 1961

### Essential Information

MLS® # E4440918

Price \$335,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10403 137 Avenue
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1Y9

### **Amenities**

Amenities	Deck, Gazebo, Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Detached, Parking Pad Cement/Paved

### **Interior**

Appliances	Dryer, Storage Shed, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Lauderdale School
Middle	Rosslyn School

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	7
Zoning	Zone 01

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