

## \$498,000 - 10407 136 Ave, Edmonton

MLS® #E4435487

**\$498,000**

5 Bedroom, 2.00 Bathroom, 1,053 sqft  
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

A savvy buyers dream!! Whether you're looking for a solid investment property or a home large enough to fit the whole family, this gorgeous FULLY RENOVATED 5BDRM, 2BATH, is for you!! Situated on a MASSIVE CORNER LOT just 10 minutes from downtown and the Anthony Henday, this location can NOT be beat! Offering a FULLY LEGAL BASEMENT SUITE with SEPERATE ENTRANCE, NEW FURNACE, HOT WATER ON DEMAND, NEW ROOF and 200AMP POWER SERVICE UPGRADE. With plenty of space left over for FUTURE DEVELOPMENT this property holds endless possibilities! Don't walk, run to get in here before she's gone!!

Built in 1959

### Essential Information

MLS® #	E4435487
Price	\$498,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,053
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	10407 136 Ave
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1W2

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Oven-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 9th, 2025
Days on Market	4
Zoning	Zone 01

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