

## \$490,000 - 10407 136 Ave, Edmonton

MLS® #E4435487

**\$490,000**

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          | \$490,000              |
| 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 | 39            |
| Zoning         | Zone 01       |

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