

## \$485,000 - 10407 136 Ave, Edmonton

MLS® #E4462083

**\$485,000**

5 Bedroom, 2.00 Bathroom, 1,053 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

A savvy buyers dream!! Whether you are looking for a solid investment property or a home large enough to fit the whole family, this gorgeous FULLY RENOVATED 5BED, 2BATH bungalow is the one for you!! With a SEPERATE ENTANCE leading to your bright and beautiful 2 BEDROOM LEGAL BASEMENT SUITE you'll rest easier knowing you have a sustainable built in mortgage helper. This beauty also features a NEW FURNACE, HOT WATER ON DEMAND, a NEW ROOF, a 200AMP POWER SERVICE UPGRADE and the list goes on. Located conveniently just minutes from downtown and the Anthony Henday on a MASSIVE CORNER LOT with plenty of room for further development, this property has it all. QUICK POSSESSION AVAILABLE.

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462083  |
| Price          | \$485,000 |
| 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 1N2       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                                                         |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                               |
| Stories      | 2                                                                                                                                       |
| Has Suite    | Yes                                                                                                                                     |
| Has Basement | Yes                                                                                                                                     |
| Basement     | Full, Finished                                                                                                                          |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Stucco                                             |
| Exterior Features | Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Stucco                                             |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 01            |

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Listing information last updated on October 21st, 2025 at 4:02pm MDT