

## \$375,000 - 11304 136 Avenue, Edmonton

MLS® #E4442723

**\$375,000**

4 Bedroom, 2.00 Bathroom, 1,045 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Welcome to Rosslyn, Have you been looking for a home in Rosslyn to call your own? Check out this 2 + 2 Bedroom awaiting your touch. First time home buyer, investor, or downsizing this is the right place to make it all happen. Upstairs you will find a bright spacious kitchen, Living room, bathroom, and 2 bedrooms, oh and main floor laundry. The basement has separate entrance along with a summer kitchen, 2 bedrooms, a bathroom and another laundry setup. Could be an awesome opportunity to get it suited for a legal suite or possibly for the teens/Young adults in this ever changing world. This Home has vinyl windows, A new on demand high efficiency water, And a new High efficiency Furnace. Needs nothing but a new owner.

Built in 1961

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442723  |
| Price          | \$375,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,045     |
| Acres          | 0.00      |
| Year Built     | 1961      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11304 136 Avenue |
| Area        | Edmonton         |
| Subdivision | Rosslyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 1X1          |

### Amenities

|           |                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------|
| Amenities | Hot Water Instant, Hot Water Natural Gas, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Over Sized, Parking Pad Cement/Paved, Rear Drive Access, RV Parking, Single Garage Detached                  |

### Interior

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                               |
| Stories      | 2                                                                                                                       |
| Has Suite    | Yes                                                                                                                     |
| Has Basement | Yes                                                                                                                     |
| Basement     | Full, Finished                                                                                                          |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 49              |

Zoning

Zone 01

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Listing information last updated on August 5th, 2025 at 6:47pm MDT