

\$375,000 - 11304 136 Avenue, Edmonton

MLS® #E4442723

\$375,000

4 Bedroom, 2.00 Bathroom, 1,045 sqft

Single Family on 0.00 Acres

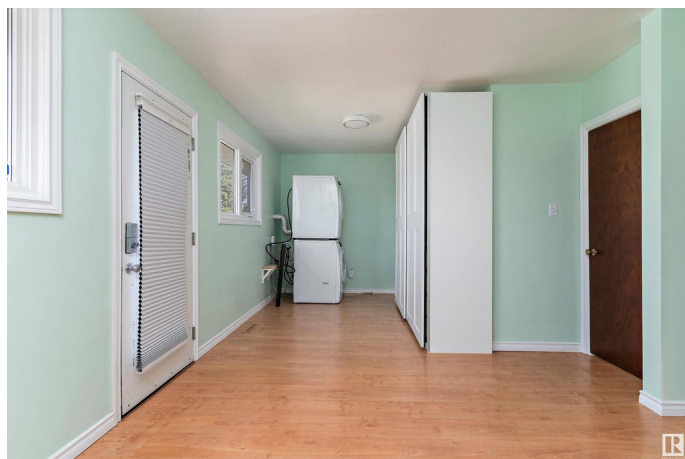
Rosslyn, Edmonton, AB

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 | 50 |

Zoning

Zone 01

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Listing information last updated on August 6th, 2025 at 3:17am MDT