

# \$349,000 - 10212 136 Avenue, Edmonton

MLS® #E4459081

## \$349,000

5 Bedroom, 2.00 Bathroom, 1,051 sqft  
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Solid and well-maintained bungalow located on the quiet yet convenient northeast side of Rosslyn. Perfect for investors or first-time home buyers. The main floor features three bedrooms, a full bathroom, a spacious living room, and a functional kitchen. The fully finished basement adds two more bedrooms, another full bath, a family room, and a laundry area—ideal for extended family or rental potential. Recent updates include fresh paint throughout and a modernized kitchen. The bright south-facing living room makes the home warm and inviting. Sitting on a rectangular lot with a large, level backyard, this property offers plenty of outdoor potential. Conveniently close to Northgate Shopping Centre, T&T Supermarket, banks, restaurants, and the transit hub, this home combines comfort, location, and investment value.

Built in 1960

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459081  |
| Price          | \$349,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,051     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1960                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10212 136 Avenue |
| Area        | Edmonton         |
| Subdivision | Rosslyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 1W1          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Over Sized, Single Garage Attached |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Back Lane, Fenced, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 01              |

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