

Courtesy Of Calvin R Hexter Of Exp Realty

## **\$481,900 - 10324 136 Avenue, Edmonton**

MLS® #E4459024

**\$481,900**

6 Bedroom, 2.00 Bathroom, 1,008 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

FULLY RENTED LEGAL SUITE BUNGALOW IN ROSSLYN! An excellent INVESTMENT OPPORTUNITY awaits with this well-maintained home featuring TWO SELF-CONTAINED SUITES. The main floor offers over 1,000 SQFT with 3 spacious bedrooms, a bright living room, a functional kitchen, dining area, and full bath. Downstairs, the LEGAL BASEMENT SUITE includes its own kitchen, dining space, living room, 3 bedrooms, full bath, and separate laundry—ideal for generating consistent RENTAL INCOME or MULTI-GENERATIONAL LIVING. Recent updates provide peace of mind, while the large lot offers potential for future value. Located on a quiet street in family-friendly Rosslyn, youâ€™re close to SCHOOLS, PARKS, shopping, and public transit with easy access to downtown and major routes. Whether youâ€™re a savvy INVESTOR looking for cash flow or a homeowner seeking mortgage help, this property delivers VALUE, VERSATILITY, and LOCATION all in one package!

Built in 1961

### **Essential Information**

MLS® # E4459024

Price \$481,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,008                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10324 136 Avenue |
| Area        | Edmonton         |
| Subdivision | Rosslyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 1W1          |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Detectors Smoke, See Remarks |
| Parking   | Double Garage Detached       |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas                                             |
| Stories      | 2                                                                     |
| Has Suite    | Yes                                                                   |
| Has Basement | Yes                                                                   |
| Basement     | Full, Finished                                                        |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                            |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Stucco                                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 23rd, 2025

Days on Market                18

Zoning                            Zone 01

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Listing information last updated on October 11th, 2025 at 8:47pm MDT