

## **\$400,500 - 10507 134a Avenue, Edmonton**

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MLS® #E4434017

**\$400,500**

5 Bedroom, 2.00 Bathroom, 1,063 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Welcome to this spacious and beautifully maintained 5-BEDROOMS, 2 BATHROOMS bungalow, perfectly blending classic charm with modern touches. Featuring original HARDWOOD FLOORS and LARGE windows that flood the home with NATURAL light, this residence offers comfort, style, and functionality for families of all sizes. The eat-in kitchen designed with QUARTZ countertops, MAPLE cabinetry, a built-in microwave cabinet, PANTRY, and views that overlook the expansive backyardâ€”perfect for cooking while keeping an eye on the kids or entertaining guests. Enjoy both casual and formal meals with a separate dining room and plenty of space to host. FULLY FINISHED BASEMNT adds versatile living space, ideal for a Rec Room, Home Gym, or Guest Suite, and includes generous storage options throughout. Step outside to a beautifully landscaped yard featuring a PERGOLA for shaded lounging and a DOUBLE DETACHED garage for all your parking and storage needs. Close to all amenities, schools, public transportation and shopping.



Built in 1961

### **Essential Information**

MLS® #                      E4434017

Price                         \$400,500

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,063                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 10507 134a Avenue |
| Area        | Edmonton          |
| Subdivision | Rosslyn           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5E 1M1           |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Deck, Vinyl Windows |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Detached                 |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 12            |
| Zoning         | Zone 01       |

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