

## **\$319,000 - 10115 135 Avenue, Edmonton**

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MLS® #E4447755

**\$319,000**

4 Bedroom, 1.50 Bathroom, 1,039 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

**PRIME REDEVELOPMENT OPPORTUNITY IN ROSSLYN!** This 600 sq m lot (approx. 52 ft wide x 125 ft deep) is RS-zoned—build up to 8 units (buyer to confirm with City of Edmonton) or subdivide into 2 single-family lots. Ideal for infill, multiplex, or townhouse development. The solid existing 4 bedroom bungalow is rented to long-term tenants wishing to stay, offering holding income while you plan. Located in a mature, family-friendly area close to schools, parks, shopping, transit, and major routes. Wide frontage and full lot depth provide excellent design flexibility and tons of options. Sold as-is, where-is. Perfect for builders or investors seeking cash flow today and redevelopment upside tomorrow!



Built in 1961

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4447755  |
| Price          | \$319,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,039     |
| Acres          | 0.00      |
| Year Built     | 1961      |

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

Community Information

|             |                  |
|-------------|------------------|
| Address     | 10115 135 Avenue |
| Area        | Edmonton         |
| Subdivision | Rosslyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 1N9          |

Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Detectors Smoke, Patio, See |
| Parking Spaces | 3                           |
| Parking        | Single Garage Detached      |

Interior

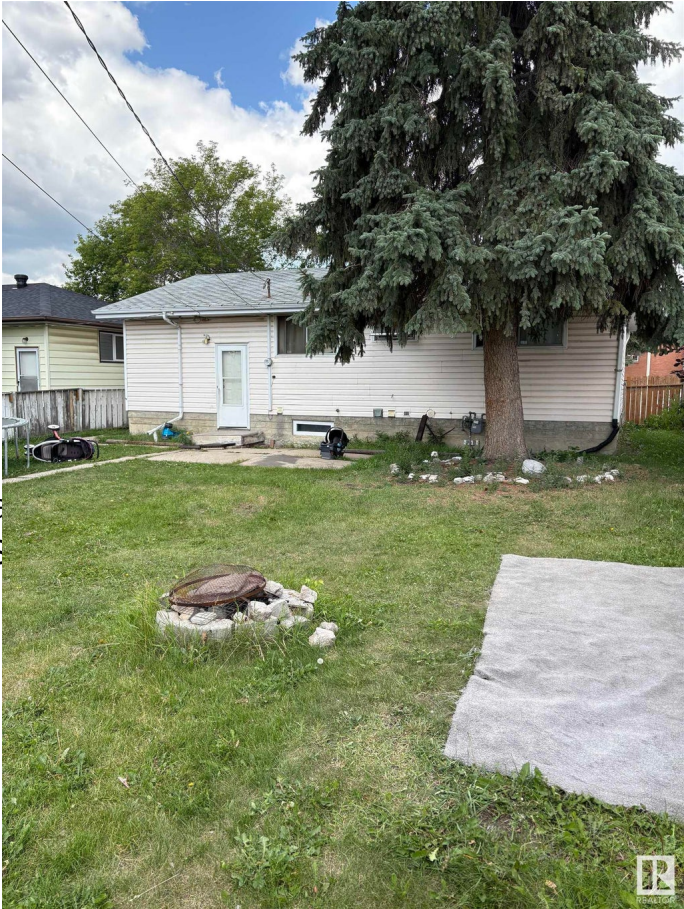
|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Vinyl                                            |
| Exterior Features | Fenced, Paved Lane, Pla<br>Schools, Shopping Nearby, S |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl                                            |
| Foundation        | Concrete Perimeter                                     |

Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 60              |
| Zoning         | Zone 01         |



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Listing information last updated on September 13th, 2025 at 12:17am MDT