

Courtesy Of Calvin R Hexter Of Exp Realty

\$472,900 - 10324 136 Avenue, Edmonton

MLS® #E4462913

\$472,900

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, full bath & separate laundry. Downstairs, the **LEGAL BASEMENT SUITE** includes its own kitchen, dining space, living room, 3 bedrooms, full bath, and it's own 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, you're close to **SCHOOLS, PARKS**, shopping, and public transit with easy access to downtown and major routes. Whether you'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® # E4462913

Price \$472,900



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 October 21st, 2025

Days on Market 4

Zoning Zone 01

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Listing information last updated on October 25th, 2025 at 12:47am MDT