

## **\$337,500 - 10115 135 Avenue, Edmonton**

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MLS® #E4447755

### **\$337,500**

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	\$337,500
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

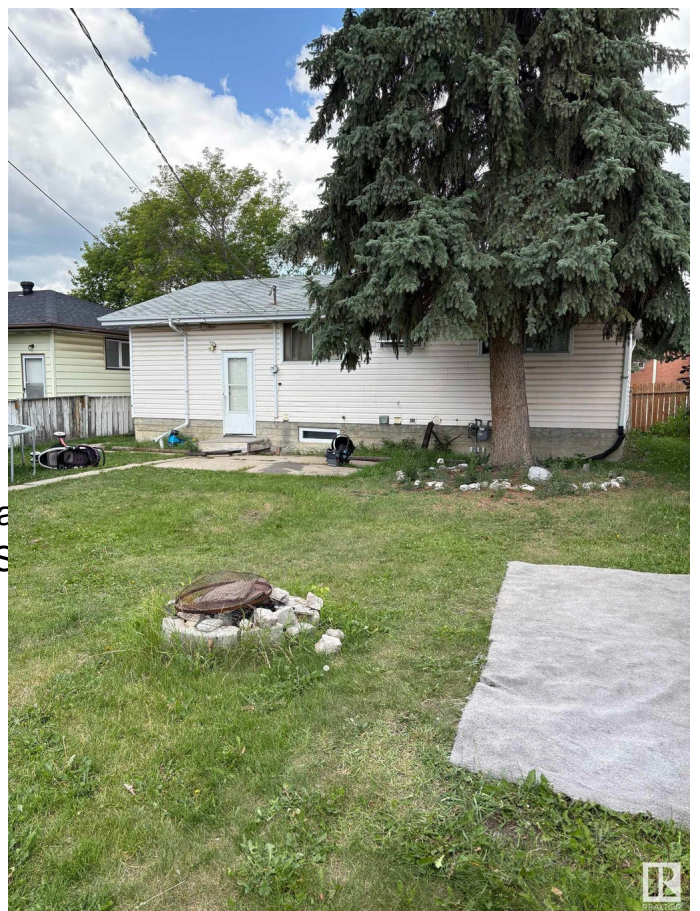
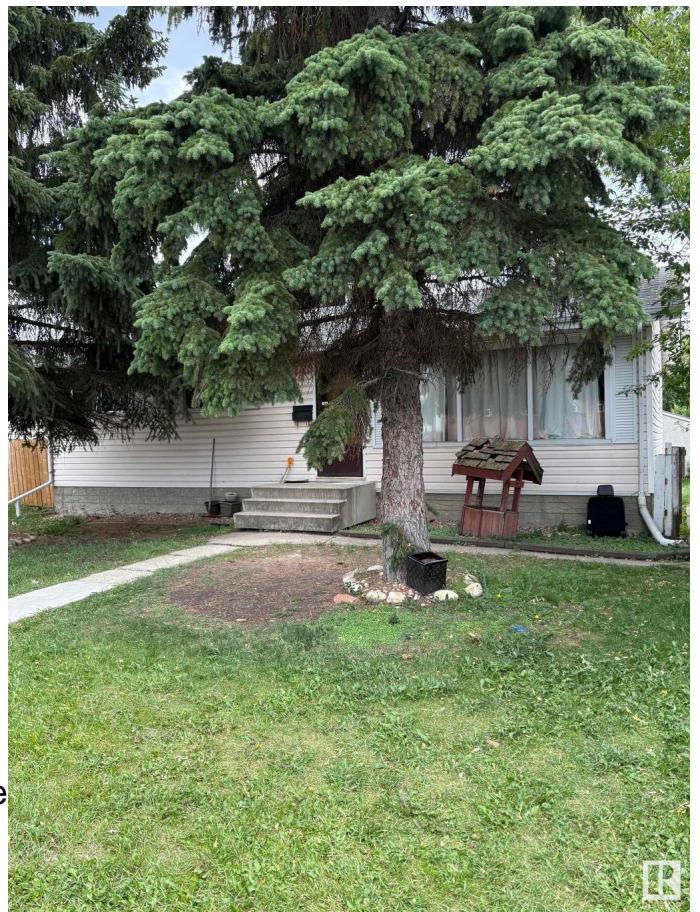
Appliances None  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

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

### Additional Information

Date Listed July 15th, 2025  
Days on Market 21  
Zoning Zone 01



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Listing information last updated on August 5th, 2025 at 3:32am MDT