

Courtesy Of Shane A Matwie Of Century 21 Masters

# \$399,900 - 10711 137 Avenue, Edmonton

MLS® #E4432967

**\$399,900**

5 Bedroom, 2.00 Bathroom, 1,365 sqft  
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Expansive 1365 sqft. bi-level home featuring 5 bedrooms, an office and 2 full bathrooms. Enjoy the award winning landscaping with plenty of gardening potential and multiple sun-soaked relaxation spots on this large south-facing back yard . The property boasts an extra-large back entry and abundant storage space. Step out onto the balcony for outdoor dining or have lunch under the gazebo. The oversized garage measures 28'8" x 18'3" and includes a separate workshop, perfect for all your projects. Additional highlights include triple-pane windows, newer shingles, and a high-efficiency furnace. Conveniently located near shopping and amenities, this home combines comfort, functionality, and style.

Built in 1960

## Essential Information

MLS® #	E4432967
Price	\$399,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,365
Acres	0.00
Year Built	1960



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	10711 137 Avenue
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1Z1

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Storage-In-Suite, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Preserved Wood

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	6

## Zoning

## Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 5:02pm MDT