

## \$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-zonedâ€”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**

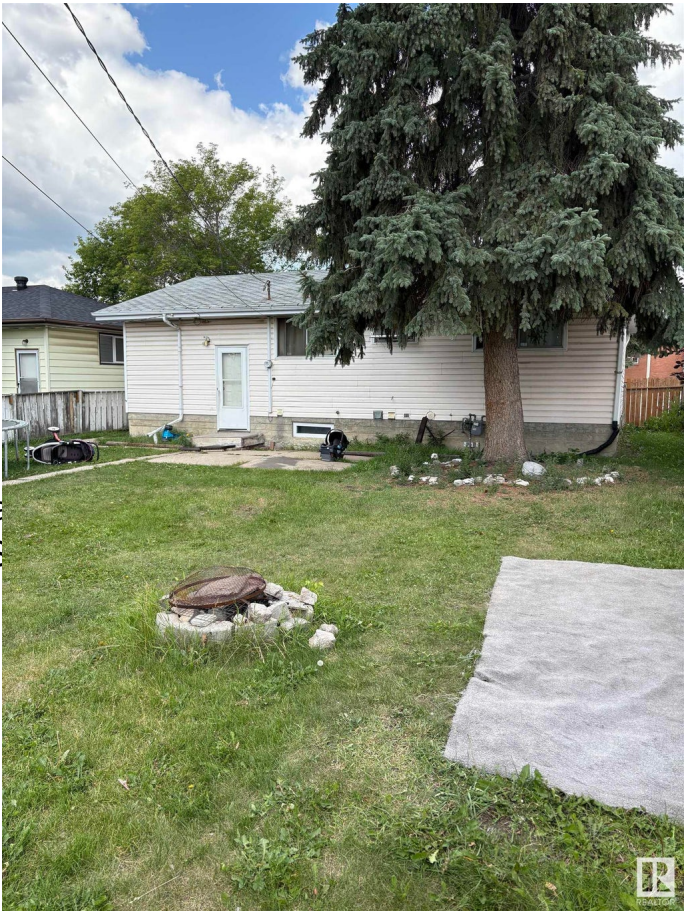
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

**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	1
Zoning	Zone 01



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Listing information last updated on July 16th, 2025 at 4:02am MDT