

\$319,000 - 10115 135 Avenue, Edmonton

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

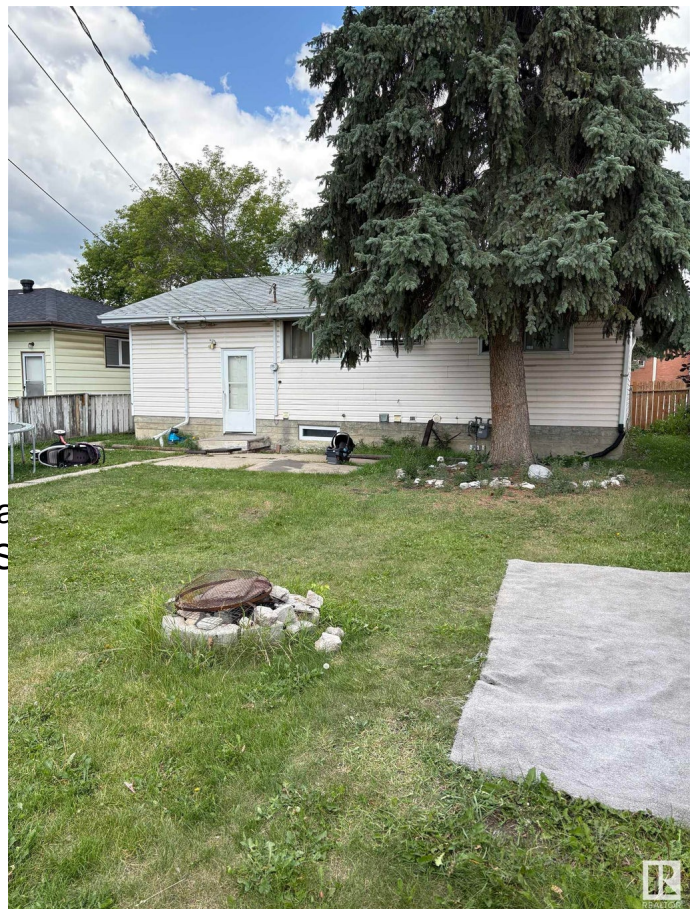
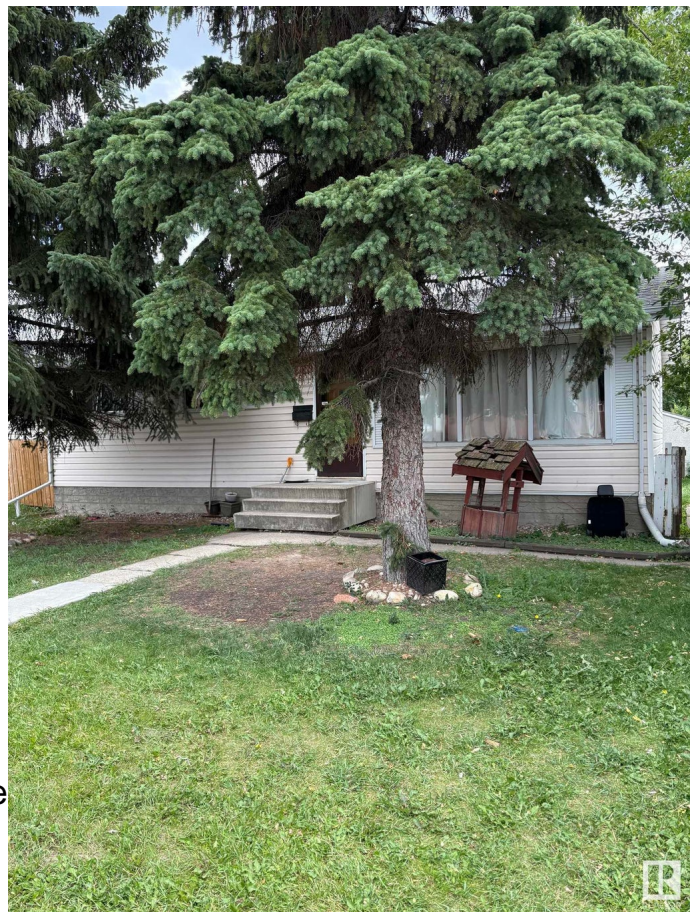
Appliances None
Heating Forced Air-1, Natural Gas
Stories 2
Has Basement Yes
Basement Full, Finished

Exterior

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

Additional Information

Date Listed July 15th, 2025
Days on Market 63
Zoning Zone 01



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