

Courtesy Of John Phoa Of The E Group Real Estate

## **\$535,000 - 10524 134 Avenue, Edmonton**

MLS® #E4463154

**\$535,000**

4 Bedroom, 2.00 Bathroom, 1,526 sqft  
Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Step into this HUGE and STUNNINGLY RENOVATED 4-bedroom, 2-bathroom bungalow, perfectly set on an expansive lot in one of the city's most desirable mature neighborhoods. This fantastic home was BUILT-TO-LAST and has been FULLY UPGRADED throughout. NEW roofing, NEW kitchen, NEW appliances, NEW bathrooms, NEW flooring; the "NEW" list is endless! Blending timeless character with modern upgrades, this home offers a bright and inviting floor plan with spacious bedrooms, beautifully refreshed updates, and stylish finishes throughout. The home & OVERSIZED GARAGE have been COMPLETELY TRANSFORMED, and with brand-new landscaping create exceptional curb appeal and a private outdoor oasis ideal for entertaining, gardening, or simply unwinding. Rarely do homes of this caliber come available on such a large lot - OVER 8,000 sq.ft. - offering both the space you need and the lifestyle you've been waiting for all within a quiet, established community close to shopping, recreation, parks, schools, and every convenience.

Built in 1960

### **Essential Information**

MLS® #                      E4463154



Price	\$535,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,526
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10524 134 Avenue
Area	Edmonton
Subdivision	Roslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1J6

### Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows
Parking Spaces	9
Parking	Front/Rear Drive Access, Over Sized, Parking Pad Cement/Paved, Rear Drive Access, RV Parking, Single Garage Detached

### Interior

Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Flat Site, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	ScottRobert/StMatt/Grandin
Middle	StCecilia/ ABlairMcPherson
High	Picard/ArchOleary/QueenEli

### **Additional Information**

Date Listed	October 23rd, 2025
Days on Market	6
Zoning	Zone 01

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