

\$337,500 - 10115 135 Avenue, Edmonton

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

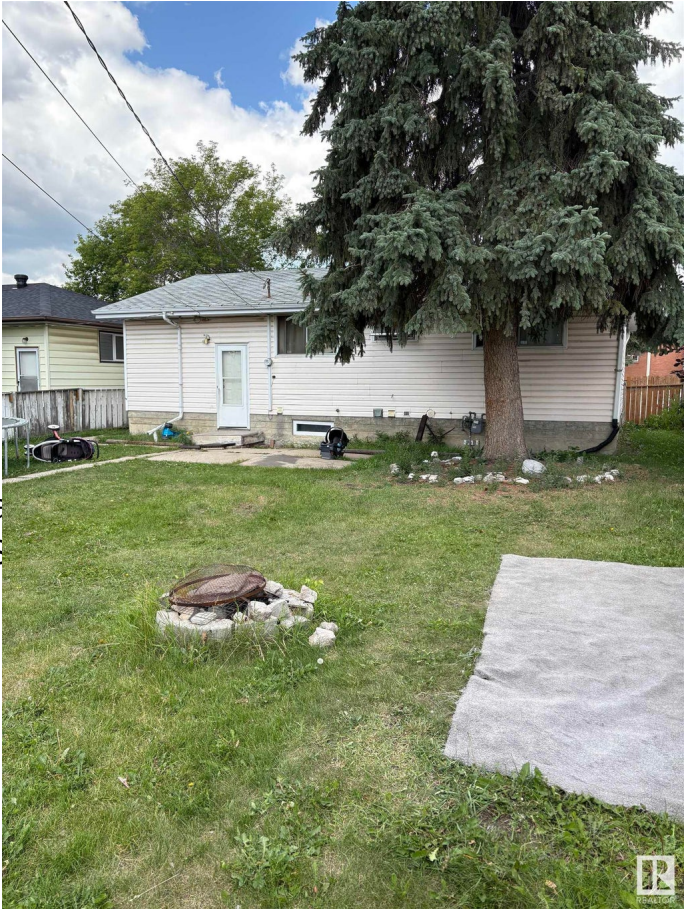
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

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	39
Zoning	Zone 01



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Listing information last updated on August 23rd, 2025 at 5:17am MDT