

## **\$549,997 - 10524 134 Avenue, Edmonton**

---

MLS® #E4455741

**\$549,997**

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® #                      E4455741



|                |                        |
|----------------|------------------------|
| Price          | \$549,997              |
| 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 | Rosslyn          |
| 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 |
|----------|-------------|

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| 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    | September 3rd, 2025 |
| Days on Market | 11                  |
| 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 September 14th, 2025 at 9:02pm MDT