

## \$399,900 - 10515 137 Avenue, Edmonton

MLS® #E4426729

**\$399,900**

5 Bedroom, 2.00 Bathroom, 926 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

**\*\*\* SUITE DEAL IN ROSSLYN \*\*\*** Affordable single family homes with LEGAL basement suites are becoming harder to come by these days. ENTER: This wee but mighty revenue property on 137 ave! Location is perfect for tenants who take ETS. But if you're renting to those with a vehicle etc, the oversized single garage can more than accommodate. UPSTAIRS: A 3 Bdrm + 1 Bath suite (Note: photos are from before current tenants moved in). Kitchen is modern, unlike a lot of original (read: Poor Condition!) kitchens in other homes in similar price range. DOWNSTAIRS: A well-laid out 2 Bdrm + 1 Bath LEGAL basement suite WITH it's own laundry! (That's right, there's TWO laundry rooms so tenants don't need to share). Quick access to amenities along 97 st and 137 ave. Fast commute via Yellowhead or Anthony Henday. Whether you're adding to your existing rental portfolio, or this is your first rental, OR you're looking to live upstairs and have extra income from the basement suite, this might be the one you're looking for!

Built in 1961

### Essential Information

MLS® # E4426729

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 926                    |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10515 137 Avenue |
| Area        | Edmonton         |
| Subdivision | Rosslyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 1Z1          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Storage-In-Suite, See Remarks                         |
| Parking   | Over Sized, Rear Drive Access, Single Garage Detached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Flat Site, Landscaped, No Through Road, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            March 20th, 2025  
Days on Market      31  
Zoning                Zone 01

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