

## \$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      30  
Zoning                 Zone 01

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