



# 10215 136 Avenue Edmonton AB

\$365,000

Pristinely kept, ONE-OWNER, 1004 sq ft BUNGALOW in ideally situated on a quiet street in the sought-after community of Rosslyn. Amenities just steps away! 3 Bedroom, 2 Full Bath home boasts pride-in-ownership & upgrades! Generous entrance welcomes you to an ideal layout. Spacious Living Room warmly fills with natural light from the large picture window. This space opens into the Kitchen (Reno 2010. Stove 2021. Fridge 2023). Newer vinyl windows (2018) are found on the backside of the home. The main floor presents a 4pc Full Bath, Primary Bedroom, plus 2 good sized Bedrooms. Opportunity for a separate entrance leads to the Basement level, where the expansive Rec Room provides the perfect retro ambiance for entertaining, a great space for a pool table or theatre room. The Den, Full Bath & tidy Laundry Room finish this level. Outside finds the Detached Garage w/ big parking pad to the alley, landscaped, treed, & fenced yard. Upgrades- Electrical, Shingles (2010), Newer concrete front step, New Alarm System.

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group

[lisa@lisahewitt.com](mailto:lisa@lisahewitt.com)



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)