



## 10318 132 Avenue Edmonton AB

\$254,900

Discover this charming 957.5 sq ft half-duplex in Edmonton's desirable Rosslyn district! Featuring 3 spacious bedrooms, elegant cherrywood laminate cabinets, & an open-concept layout, this home is perfect for modern living. The partially finished basement includes a laundry room with a 2-piece washroom (rough-in for a shower). Enjoy outdoor living on the enclosed 20'x20' patio in the yard with full fencing. A must-see gem! Newer street & infrastructure, handi-abled street parking. Egress window in basement bedroom. This could potentially be a basement suite. New furnace & hot water tank as of list date & PVC thermal-pane windows. Gated rear yard with room for 2-3 vehicles.

Listing Presented By:



Originally Listed by:  
Exp Realty

trent@pricelock.ca  
<http://www.mullerrealty.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

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