

# \$319,000 - 10115 135 Av Nw, Edmonton

MLS® #E4447755

**\$319,000**

4 Bedroom, 2.00 Bathroom, 1,039 sqft

Single Family on 0.15 Acres

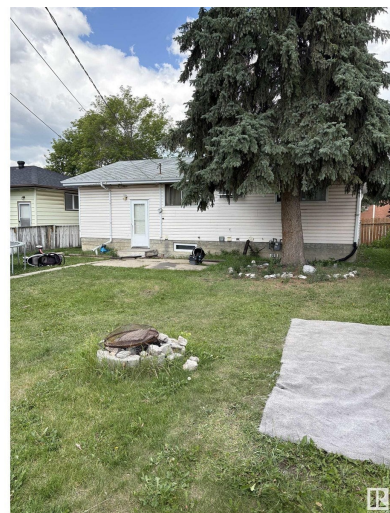
Rosslyn, Edmonton, Alberta

**PRIME REDEVELOPMENT OPPORTUNITY IN ROSSLYN!** This 600 sq m lot (approx. 52 ft wide x 125 ft deep) is RS-zoned—build up to 8 units (buyer to confirm with City of Edmonton) or subdivide into 2 single-family lots. Ideal for infill, multiplex, or townhouse development. The solid existing 4 bedroom bungalow is rented to long-term tenants wishing to stay, offering holding income while you plan. Located in a mature, family-friendly area close to schools, parks, shopping, transit, and major routes. Wide frontage and full lot depth provide excellent design flexibility and tons of options. Sold as-is, where-is. Perfect for builders or investors seeking cash flow today and redevelopment upside tomorrow! (id:6289)

Built in 1961

## Essential Information

Listing #	E4447755
Price	\$319,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	1,039
Acres	0.15
Year Built	1961
Type	Single Family
Sub-Type	Freehold



Style Bungalow

### Community Information

Address 10115 135 Av Nw  
Subdivision Rosslyn  
City Edmonton  
Province Alberta  
Postal Code T5E1N9

### Amenities

Amenities Playground, Public Transit, Schools, Shopping  
Features See remarks, Paved lane, Subdividable lot  
Parking Spaces 3  
Parking Detached Garage  
# of Garages 1

### Interior

Heating Forced air  
# of Stories 1  
Has Basement Yes

### Listing Details

Listing Office RE/MAX Elite



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