

## \$305,000 - 11220 134 Avenue, Edmonton

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MLS® #E4456767

**\$305,000**

3 Bedroom, 1.00 Bathroom, 1,050 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Nice starter or family home, close to schools shopping and transit service. Could easily be adapted for disabled or elderly. Very low steps. Has a nice yard with lots of flowers and trees. Nice two car garage. Recently painted.

Built in 1959

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456767               |
| Price          | \$305,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,050                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11220 134 Avenue |
| Area        | Edmonton         |
| Subdivision | Rosslyn          |
| City        | Edmonton         |
| County      | ALBERTA          |



|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T5E 1K5 |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Crawl Space, Deck, Detectors Smoke, Hot Water Natural Gas, Patio |
| Parking Spaces | 4                                                                |
| Parking        | Double Garage Detached, Rear Drive Access                        |

### Interior

|              |                                                                |
|--------------|----------------------------------------------------------------|
| Appliances   | Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                      |
| Stories      | 1                                                              |
| Has Basement | Yes                                                            |
| Basement     | None, No Basement                                              |

### Exterior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                                         |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 8                   |
| Zoning         | Zone 01             |

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Listing information last updated on September 13th, 2025 at 3:47pm MDT