

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

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 | 10                  |
| Zoning         | Zone 01             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 15th, 2025 at 9:17pm MDT