

## \$250,000 - 10314 132 Avenue, Edmonton

MLS® #E4463357

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,144 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Welcome to the vibrant community of Rosslyn! This beautifully updated side-by-side duplex offers modern comfort and great value. The main floor features a bright, open living room filled with natural light, a stylish kitchen with fresh white cabinetry, and a convenient 2-piece bathroom. Upstairs you'll find three spacious bedrooms and a 4-piece bath, perfect for families. The finished basement adds extra living space with a cozy family room, utility area, and storage. Enjoy the fenced backyard with a raised deck and rear parking pad — ideal for relaxing or entertaining. Recent upgrades include a new kitchen, baseboards, custom-built bedroom doors, freshly painted interior, newer furnace, hot water tank, and updated bathrooms. Located close to schools, parks, shopping, and public transit, this move-in ready home is perfect for first-time buyers, growing families, or investors looking for a turnkey property in a great neighbourhood!

Built in 1962

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463357  |
| Price     | \$250,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,144         |
| Acres          | 0.00          |
| Year Built     | 1962          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10314 132 Avenue |
| Area        | Edmonton         |
| Subdivision | Rosslyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 0Z1          |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Detectors Smoke                             |
| Parking   | Parking Pad Cement/Paved, Rear Drive Access |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                        |
| Stories      | 3                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | Full, Finished                                                                   |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                               |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stucco                                                               |
| Foundation        | Concrete Perimeter                                                         |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Scott Robertson School |
| Middle     | Rosslyn School         |
| High       | Queen Elizabeth School |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 01            |

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Listing information last updated on October 29th, 2025 at 7:17am MDT