

## \$309,000 - 10820 132 Avenue, Edmonton

MLS® #E4447963

**\$309,000**

3 Bedroom, 1.50 Bathroom, 1,115 sqft

Single Family on 0.00 Acres

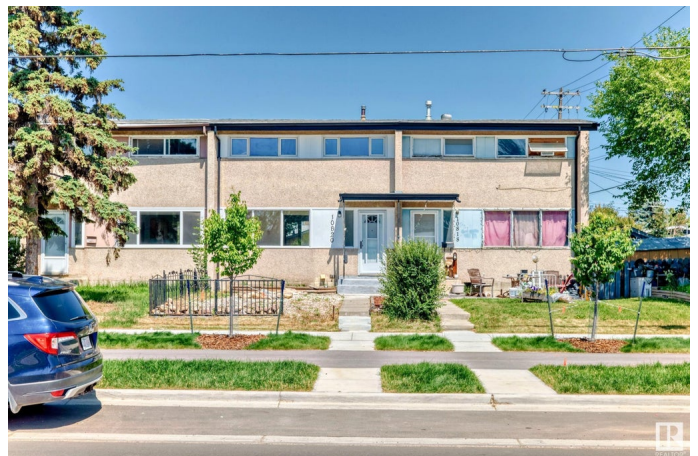
Rosslyn, Edmonton, AB

**STYLISH TOWNHOME!** This FULLY RENOVATED townhome in Rosslyn with NO CONDO FEES is absolutely gorgeous! Featuring 3 bedrooms, 2 baths, and thoughtful upgrades throughout. The bright, open living room showcases large windows, modern lighting, and durable vinyl plank flooring. The sleek kitchen offers new appliances, custom cabinetry, and a modern contemporary feel. Upstairs boasts vaulted ceilings, loft/flex space, and generous closet storage capacity in all bedrooms. Updated bathrooms with custom tile and designer fixtures add a luxurious touch. The finished basement provides a spacious family room, laundry, and an abundance of storage space. Enjoy a fenced yard with firepit, detached single garage, plus extra parking. Walking distance to schools, parks, shopping, and rec centre. Perfect for first-time buyers or investors—simply move in and enjoy!

Built in 1960

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447963  |
| Price      | \$309,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                      |
|----------------|----------------------|
| Half Baths     | 1                    |
| Square Footage | 1,115                |
| Acres          | 0.00                 |
| Year Built     | 1960                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10820 132 Avenue |
| Area        | Edmonton         |
| Subdivision | Rosslyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 0Z6          |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 2                                                                       |
| Parking        | Single Garage Detached                                                  |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 3                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Partially Finished                                         |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Stucco                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                          |

### Additional Information

Date Listed July 16th, 2025

Days on Market 67

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 21st, 2025 at 11:32am MDT