

\$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	12
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 November 5th, 2025 at 11:32am MST