# \$435,000 - 3103 111 Avenue, Edmonton

MLS® #E4439269

#### \$435,000

3 Bedroom, 2.50 Bathroom, 1,090 sqft Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

Welcome to this beautifully maintained bungalow in the heart of Rundle Heights! Ideally located, just a short walk to scenic Rundle Park, you'll enjoy trails, playgrounds, golf, and more right at your doorstep. This mature, family-friendly neighborhood also features a nearby Kâ€"9 schoolâ€"perfect for families. The main floor offers a bright, open-concept layout with a spacious kitchen, dining area, and living room, all filled with natural light from large windows. There are three well-sized bedrooms, including a primary with a private 2-piece ensuite. The fully finished basement adds a large family room, 3-piece bathroom, laundry area, and plenty of storage. Step outside to a fully fenced and landscaped backyard featuring a large, 3 season covered deckâ€"ideal for relaxing or entertaining! An oversized, heated double garage and rear parking pad offer ample space for vehicles or hobbies. Move-in ready!

Built in 1968

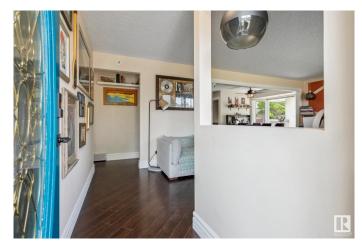
## **Essential Information**

MLS® # E4439269 Price \$435,000

Bedrooms 3
Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 1,090 Acres 0.00 Year Built 1968

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 3103 111 Avenue

Area Edmonton

Subdivision Rundle Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T5W 0J2

#### **Amenities**

Amenities Deck

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator,

Storage Shed, Stove-Electric, Washer, Window Coverings, See

Remarks, TV Wall Mount

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Swimming

Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Ivor Dent, St Bernadette
Middle Ivor Dent, St Nicholas
High Eastglen, Austin O'Brien

#### **Additional Information**

Date Listed May 29th, 2025

Days on Market 14

Zoning Zone 23

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