

## \$195,000 - 3308 113 Avenue, Edmonton

MLS® #E4430612

**\$195,000**

3 Bedroom, 1.50 Bathroom, 1,098 sqft

Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

Welcome to this wonderful fully renovated 3 bedroom 1.5 bath townhouse in Rundle Heights! As you enter you are presented with a beautifully upgraded kitchen w/ dining area . The main floor also features a sunny living room and a2 piece powder room with separate door to the patio with green space and plenty of trees ! Upstairs you will find 3 spacious bedrooms and a 4 piece bath ! The laundry is located in the large unfinished basement, awaiting your personal touch! Minutes from Rundle Park ,Shopping, Schools, trails, golfing all amenities with easy access to Yellowhead and Anthony Hendy. Welcome Home!

Built in 1972

### Essential Information

MLS® #	E4430612
Price	\$195,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,098
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse



Style	2 Storey
Status	Active

### Community Information

Address	3308 113 Avenue
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 5J8

### Amenities

Amenities	See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 12th, 2025
Days on Market	65
Zoning	Zone 23
Condo Fee	\$275

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