

Courtesy Of Sam Killick Of ARIVL

## \$298,000 - 3211 113 Avenue, Edmonton

MLS® #E4444745

**\$298,000**

2 Bedroom, 2.00 Bathroom, 865 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

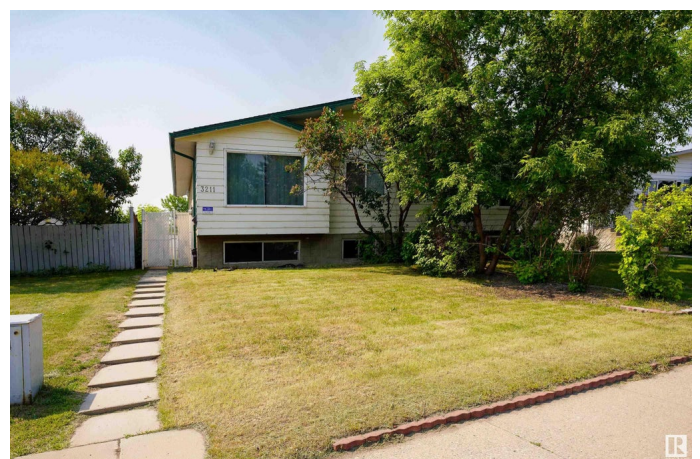
UPDATED 2 BED 2 BATH SPLIT-LEVEL HALF DUPLEX IN RUNDLE HEIGHTS WITH DOUBLE GARAGE! Discover this fantastic half duplex with a total 1689SQFT living space, boasting recent upgrades throughout. Enjoy a freshly painted interior, an updated kitchen with new stainless steel appliances, and newer flooring that flows beautifully. This unique split-level layout provides distinct, versatile living spaces, including a spacious finished basement—ideal for a family room, home office, or gym. With two generous bedrooms and two full bathrooms, comfort and convenience are key. Step outside to your convenient double detached garage, providing secure parking and extra storage. Situated in the desirable Rundle Heights, you're mere minutes from extensive outdoor recreation at Rundle Park (golf, disc golf, trails, ACT Centre), and easily accessible to schools, shopping centres, and major routes like Yellowhead Trail. This is an exceptional opportunity for a personal home or a valuable addition to your real estate portfolio!

Built in 1970

### Essential Information

MLS® # E4444745

Price \$298,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### **Community Information**

Address	3211 113 Avenue
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0P3

### **Amenities**

Amenities	See Remarks, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Recreation Use, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 27th, 2025  
Days on Market                7  
Zoning                              Zone 23

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