

\$439,900 - 3119-3121 113 Avenue, Edmonton

MLS® #E4458758

\$439,900

6 Bedroom, 4.00 Bathroom, 1,742 sqft
Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

Two doors, one price, endless opportunity. Yes, it needs work, but where else can you get two houses for the price of one at just \$220,000 per side? This full side-by-side duplex sits on a 59 x 119.9 ft lot zoned multi-residential, offering incredible potential for investors, flippers, or buyers looking to build equity. Live in one unit and rent the other, renovate and resell, or redevelop into a fourplex—the options are endless. Each side offers over 860 sq ft with 2 bedrooms and 1 bathroom on the main floor, plus a finished basement with an additional bedroom, bathroom, and spacious living area. Features include fenced yards, front balconies, rear lane access, and lots of parking. Located minutes from schools, shopping, the Yellowhead, and the Henday. Big-ticket updates are already done with a new sewer line in 2024 and new shingles in 2025. With strong rental income in place and serious potential, this is a rare opportunity to secure value in a prime location.

Built in 1970

Essential Information

MLS® #	E4458758
Price	\$439,900
Lease Rate	\$18
Bedrooms	6



Bathrooms	4.00
Full Baths	4
Square Footage	1,742
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

Community Information

Address	3119-3121 113 Avenue
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0P3

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke
Parking Spaces	4
Parking	2 Outdoor Stalls, No Garage, Rear Drive Access

Interior

Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Lot Description	59'x119.9'
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 20th, 2025
Days on Market	61
Zoning	Zone 23

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