

# **\$369,900 - 3511 105 Avenue, Edmonton**

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MLS® #E4434066

**\$369,900**

4 Bedroom, 2.00 Bathroom, 1,121 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

Welcome to Rundle Heights! Just steps away from the river valley you will find this fully finished, 4 bed, 2 bath, 1121 square foot bungalow! Upon entry, the home will flow you through the living room and dining room into the bright kitchen! 3 bedrooms and a renovated bathroom make up the rest of the first floor! Heading downstairs, you will find a laundry room leading to a secondary kitchen, with potential to become a MIL or future legal suite! A massive rec room, bathroom and 4th bedroom finalize the lower level! Past renos include furnace/roof (2013) , upstairs bathroom (2023), and new eaves & doors (2023), and some windows. A major highlight is the massive south facing backyard, great for catching those rays, all summer long. A shed & oversized single garage make up the rest of the property! Disc golf, baseball, the ACT aquatic centre, tennis, soccer, golf & skiing. This location has access to all outdoor activities with Rundle Park being right around the corner! Schools and amenities are close by!



Built in 1967

## **Essential Information**

MLS® #                      E4434066

Price                         \$369,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3511 105 Avenue
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0B6

### **Amenities**

Amenities	See Remarks
Parking	Over Sized, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Beach Access, Fenced, Flat Site, Golf Nearby, Picnic Area, 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 SCHOOL
Middle	IVOR DENT SCHOOL
High	EASTGLEN SCHOOL

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	11
Zoning	Zone 23

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