

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

MLS® #E4434066

**\$369,900**

4 Bedroom, 2.00 Bathroom, 1,121 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

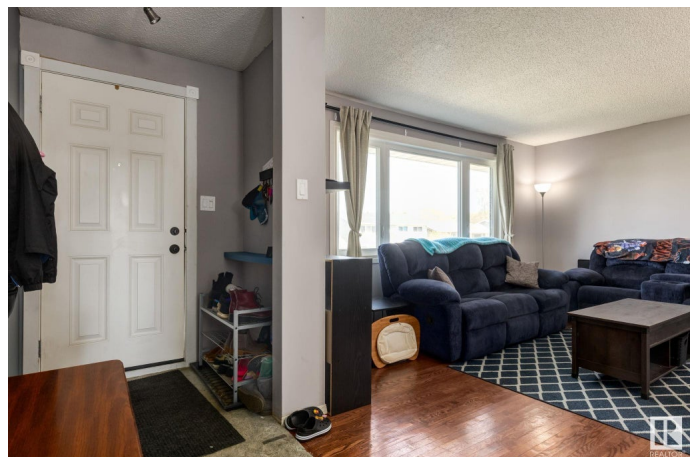
Welcome to Rundle Heights! Just steps away from the river valley you will find this fully finished, 4 bed, 2 bath, 1121 square foot bungalow! Upon entry, the home will flow you through the living room and dining room into the bright kitchen! 3 bedrooms and a renovated bathroom make up the rest of the 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 | 8             |
| Zoning         | Zone 23       |

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Listing information last updated on May 10th, 2025 at 4:47pm MDT