

## \$449,900 - 3119-3121 113 Avenue, Edmonton

MLS® #E4458758

### \$449,900

6 Bedroom, 4.00 Bathroom, 1,742 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

Full side-by-side duplex with endless potential in a prime location minutes from schools, shopping, Yellowhead, and Henday. Zoned multi residential on a 59 x 119.9ft lot, this property is perfect to renovate, live in one side and rent the other, rebuild, or develop into a 4 plex. Each side offers over 860 sq ft with 2+1 bedrooms, 2 bathrooms, a galley kitchen with dining area, a large living room, and a fully finished basement with a spacious family room. Both sides feature large, fully fenced yards with rear parking access and extra street parking for guests. Current rents make this a strong income producer from day one. Major updates include a brand new roof and sewer line. Yes, it needs work, but with this zoning, location, and price at just \$225,000 per side, opportunities like this are rare, and the potential return makes it a smart move for any serious investor.

Built in 1970

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458758  |
| Price      | \$449,900 |
| 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 22

Zoning Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 12th, 2025 at 2:02am MDT