

\$449,900 - 3119-3121 113 Av Nw, Edmonton

MLS® #E4458758

\$449,900

6 Bedroom, 4.00 Bathroom, 1,742 sqft
Single Family on 0.16 Acres

Rundle Heights, Edmonton, Alberta

Incredible investment opportunity in a prime location! This full side-by-side duplex offers endless potential just minutes from schools, shopping, the Yellowhead, and the Henday. Zoned multi-residential on a 59 x 119.9 ft lot, you can renovate, live in one side and rent the other, rebuild, or develop into a fourplex. Each side offers over 860 sq ft on the main floor with 2 bedrooms, 1 bathroom, a galley kitchen, dining area, and a bright living room. The finished basements include 1 additional bedroom, a bathroom, and a spacious family room. Both sides feature large fenced yards, front balconies, rear parking access, and extra street parking for guests. Strong rental income from day one makes this a smart move for investors. Major updates include new shingles (2025) and a new sewer line (2024). Yes, it needs work, but at just \$225,000 per side, you can't go wrong with this location, zoning, and potential. Opportunities like this are rare! (id:6289)

Built in 1970

Essential Information

Listing #	E4458758
Price	\$449,900
Bedrooms	6
Bathrooms	4.00
Square Footage	1,742
Acres	0.16



Year Built	1970
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3119-3121 113 Av NW
Subdivision	Rundle Heights
City	Edmonton
Province	Alberta
Postal Code	T5W0P3

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping, Ski hill
Features	Lane
Parking Spaces	4
Parking	No Garage, Rear, Stall

Interior

Appliances	Dryer, Washer, Refrigerator, Two stoves
Heating	Forced air
# of Stories	1
Has Basement	Yes

Listing Details

Listing Office	Exp Realty
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Listing information last updated on October 20th, 2025 at 4:01pm MDT