

## \$200,000 - 162 3308 113 Avenue, Edmonton

MLS® #E4445701

**\$200,000**

4 Bedroom, 2.00 Bathroom, 1,343 sqft

Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

One of a kind upgraded unit with four bedrooms upstairs! There is also a renovated 3 piece bathroom w/ shower on the main floor in addition to the full bathroom upstairs that is also upgraded. Plus there are two large fridges in the kitchen, perfect for the large family. The kitchen is only 3 years old, less than one year old stove. The spacious living room with large picture window lets the sun shine in! There is newer laminate flooring throughout the condo including new sub floor on the main, newer baseboards, light fixtures & good quality blinds. The master bedroom easily fits a king-size bed and has a large closet . The other three bedrooms upstairs are all a good size. The basement is unfinished but has framing started. Furnace & hot water tank are approximately 5 years old, washer and dryer are less than 1 yr old under warranty. New windows, doors and exterior have recently been completed. Walking distance to Rundle Park, schools, shopping, & offleash park. Easy access to Henday & Yellowhead.

Built in 1972

### Essential Information

MLS® # E4445701

Price \$200,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,343
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	162 3308 113 Avenue
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 5J8

### **Amenities**

Amenities	Vinyl Windows
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 3rd, 2025  
Days on Market                9  
Zoning                              Zone 23  
Condo Fee                        \$308

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