

# \$445,000 - 3516 104 Avenue, Edmonton

MLS® #E4447052

**\$445,000**

4 Bedroom, 2.00 Bathroom, 1,407 sqft  
Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

Unbeatable river valley views from this charming 4-bed, 2-bath home on a massive 65â€™ x 124â€™ (727mÂ²) lot! Steps from Rundle Park and scenic trails, this property offers a rare blend of nature and city convenience. The amazing, bright, and warm FOUR-SEASON sunroom (fully permitted) is perfect for morning coffee or cozy evenings year-round. The finished basement adds flexibility with a newer furnace (2021) and space for a rec room, office, or guest suite. Outside, the nearly 8000 sq ft lot provides endless potential, garden, play, or entertain. Oversized insulated HEATED double garage and RV parking complete the package.

Built in 1965

## Essential Information

MLS® #	E4447052
Price	\$445,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,407
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	3516 104 Avenue
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0B2

### Amenities

Amenities	Off Street Parking, On Street Parking, Bar, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached, Heated, Insulated, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Paved Lane, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 10th, 2025
Days on Market	2

## Zoning

## Zone 23

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Listing information last updated on July 12th, 2025 at 9:02am MDT