

## \$435,000 - 3103 111 Avenue, Edmonton

MLS® #E4439269

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,090 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

Welcome to this beautifully maintained bungalow in the heart of Rundle Heights! Ideally located, just a short walk to scenic Rundle Park, you'll enjoy trails, playgrounds, golf, and more right at your doorstep. This mature, family-friendly neighborhood also features a nearby K-9 school—perfect for families. The main floor offers a bright, open-concept layout with a spacious kitchen, dining area, and living room, all filled with natural light from large windows. There are three well-sized bedrooms, including a primary with a private 2-piece ensuite. The fully finished basement adds a large family room, 3-piece bathroom, laundry area, and plenty of storage. Step outside to a fully fenced and landscaped backyard featuring a large, 3 season covered deck—ideal for relaxing or entertaining! An oversized, heated double garage and rear parking pad offer ample space for vehicles or hobbies. Move-in ready!

Built in 1968

### Essential Information

MLS® #	E4439269
Price	\$435,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,090
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3103 111 Avenue
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0J2

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, 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, St Bernadette  
Middle                              Ivor Dent, St Nicholas  
High                                 Eastglen, Austin O'Brien

**Additional Information**

Date Listed                      May 29th, 2025  
Days on Market                4  
Zoning                              Zone 23

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