

**\$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

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!

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 29

Zoning Zone 23

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Listing information last updated on October 19th, 2025 at 12:32pm MDT