

\$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

Full side-by-side duplex with endless potential in a prime location minutes from schools, shopping, Yellowhead, and Henday. Zoned multi residential on a 59 x 119.9ft lot, this property is perfect to renovate, live in one side and rent the other, rebuild, or develop into a 4 plex. Each side offers over 860 sq ft with 2+1 bedrooms, 2 bathrooms, a galley kitchen with dining area, a large living room, and a fully finished basement with a spacious family room. Both sides feature large, fully fenced yards with rear parking access and extra street parking for guests. Current rents make this a strong income producer from day one. Major updates include a brand new roof and sewer line. Yes, it needs work, but with this zoning, location, and price at just \$225,000 per side, opportunities like this are rare, and the potential return makes it a smart move for any serious investor.

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 15

Zoning Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 4th, 2025 at 10:17pm MDT