

# \$195,000 - 141 3308 113 Avenue, Edmonton

MLS® #E4430612

**\$195,000**

3 Bedroom, 1.50 Bathroom, 1,098 sqft  
Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

Welcome to this wonderful fully renovated 3 bedroom 1.5 bath townhouse in Rundle Heights! As you enter you are presented with a beautifully upgraded kitchen w/ dining area . The main floor also features a sunny living room and a 2 piece powder room with separate door to the patio with green space and plenty of trees ! Upstairs you will find 3 spacious bedrooms and a 4 piece bath ! The laundry is located in the large unfinished basement, awaiting your personal touch! Minutes from Rundle Park ,Shopping, Schools, trails, golfing all amenities with easy access to Yellowhead and Anthony Hendy. Welcome Home!

Built in 1972

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4430612          |
| Price          | \$195,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,098             |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 141 3308 113 Avenue |
| Area        | Edmonton            |
| Subdivision | Rundle Heights      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 5J8             |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### 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    | April 12th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 23          |
| Condo Fee      | \$275            |

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Listing information last updated on April 20th, 2025 at 5:17pm MDT