

## \$480,000 - 10404 34 Street, Edmonton

MLS® #E4448653

**\$480,000**

4 Bedroom, 2.50 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

Welcome to this beautifully updated bungalow on a large corner lot in Rundle Heights! The main floor features a bright living room with a large window that fills the space with natural light, a dining area, and a stylish modern kitchen with a mix of dark grey and wood-tone cabinets, black countertops, and stainless steel appliances. The primary bedroom includes a convenient 2-piece ensuite, along with two additional bedrooms and a 4-piece bathroom. The fully finished basement offers a spacious recreation room, a den, a laundry area, and a 3-piece bathroom—perfect for guests or extended family. Enjoy the outdoors in a fully fenced and landscaped yard with an abundance of perennials and over 10 fruit trees, and take advantage of the RV parking pad and single attached garage for added convenience. This home is just a 5-minute walk from the River Valley, nestled in a family-friendly neighborhood close to parks, two schools within walking distance, and all essential amenities!

Built in 1967

### Essential Information

MLS® # E4448653

Price \$480,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,167                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10404 34 Street |
| Area        | Edmonton        |
| Subdivision | Rundle Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 1X9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | R.V. Storage           |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                          |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Stucco                                                          |
| Foundation        | Concrete Perimeter                                                    |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Ivor Dent School |
| Middle     | Ivor Dent School |
| High       | Eastglen School  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 23         |

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Listing information last updated on August 3rd, 2025 at 1:47pm MDT