

\$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 45

Zoning Zone 23

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