

# **\$189,900 - 162 3308 113 Avenue, Edmonton**

MLS® #E4449742

**\$189,900**

4 Bedroom, 2.00 Bathroom, 1,343 sqft

Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

Investment opportunity, was previously rented for \$1995! Upgraded unit with 4 bedrooms upstairs and a renovated 3 piece bathroom w/ shower on the main floor in addition to updated full bathroom upstairs. Plus there are two large fridges in the kitchen, perfect for the large family. The kitchen is only 3 years old, less than one year old stove. The spacious living room with large picture window lets the sun shine in! There is newer laminate flooring throughout the condo including new sub floor on the main, newer baseboards, light fixtures & good quality blinds. The master bedroom easily fits a king-size bed and has a large closet . The other 3 bedrooms upstairs are all a good size. The basement is unfinished but has framing started. Furnace & hot water tank are approximately 5 yrs old, washer and dryer are less than 1 yr old under warranty. New windows, doors and exterior have recently been completed. Walking distance to Rundle Park, schools, shopping, & offleash park. Easy access to Henday & Yellowhead.

Built in 1972

## **Essential Information**

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Price \$189,900

Bedrooms 4



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,343             |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 162 3308 113 Avenue |
| Area        | Edmonton            |
| Subdivision | Rundle Heights      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 5J8             |

### Amenities

|                |               |
|----------------|---------------|
| Amenities      | Vinyl Windows |
| Parking Spaces | 1             |
| Parking        | Stall         |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                               |
| Stories      | 3                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | Full, Unfinished                                                                        |

### 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    | July 25th, 2025 |
| Days on Market | 101             |
| Zoning         | Zone 23         |
| Condo Fee      | \$308           |

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Listing information last updated on November 3rd, 2025 at 9:47am MST