

\$439,900 - 3119-3121 113 Avenue, Edmonton

MLS® #E4458758

\$439,900

6 Bedroom, 4.00 Bathroom, 1,742 sqft
Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

A rare investment opportunity with huge potential. This full side-by-side duplex is your chance to own a multi-residential property in a prime location just minutes from schools, shopping, the Yellowhead, and the Henday. Situated on a large 59 x 119.9 ft lot and zoned multi-residential, this property offers endless possibilities. Renovate and build equity, live in one side and rent out the other, or redevelop into a fourplex. Each side features over 860 sq ft on the main floor with 2 bedrooms and 1 bathroom, plus a finished basement with an additional bedroom, bathroom, and spacious living area. Fenced yards, front balconies, rear lane access, and plenty of parking make this an ideal setup. While the property needs some work, key updates have already been taken care of, including a new sewer line in 2024 and new shingles in 2025. With strong rental income already in place and a price of just \$220,000 per side, this is your chance to invest in value and potential!

Built in 1970

Essential Information

MLS® #	E4458758
Price	\$439,900
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 60
Zoning Zone 23

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