

\$439,000 - 3111 106 Avenue, Edmonton

MLS® #E4451862

\$439,000

5 Bedroom, 2.00 Bathroom, 1,002 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

Live just one block from Edmonton's iconic Rundle Park, where lifestyle, space, & income potential meet. This legally suited home is perfect for multi-generational living or rental income. With 5 bedrooms & 2 full kitchens, each level offers privacy & function and independence. The main floor features a bright living room, spacious kitchen, dining area, & 3 bedrooms. The modern basement suite includes an open-concept kitchen/living room & 2 bedrooms, ideal for guests, family, or tenants. Shared laundry is conveniently located for both units. Outside, enjoy a sun soaked south-facing backyard, fully fenced for kids & pets. Double detached garage with back lane access adds even more value with parking & extra storage. Just steps from the golf course, river valley trails, & endless green space, this turnkey home delivers flexibility, comfort, & incredible lifestyle access. Explore nature, bike along the river, or tee off after work. Homes like this in locations like Rundle don't come often.

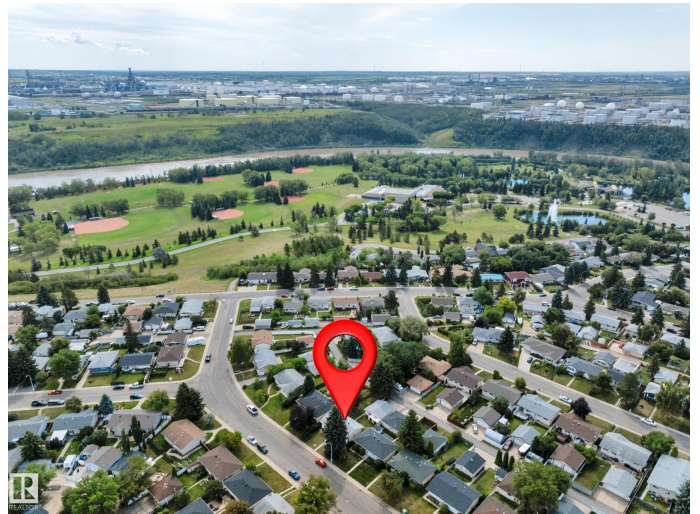
Built in 1968

Essential Information

MLS® # E4451862

Price \$439,000

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3111 106 Avenue
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0C1

Amenities

Amenities	Closet Organizers, Fire Pit, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dryer, Garage Control, Garage Opener, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Treed Lot, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 8th, 2025
Days on Market	5
Zoning	Zone 23

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Listing information last updated on August 13th, 2025 at 1:47am MDT