

# \$499,900 - 3315 & 3317 105 Avenue, Edmonton

MLS® #E4456603

## \$499,900

6 Bedroom, 2.00 Bathroom, 2,110 sqft  
Single Family on 0.00 Acres

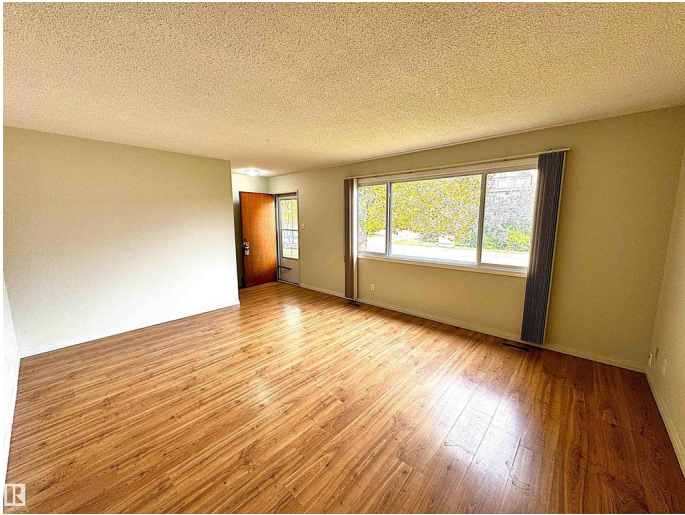
Rundle Heights, Edmonton, AB

Both halves of a side by side bungalow duplex, 2,100 total sq/ft, on a 62'x120' lot located on a quiet street just a few blocks from Rundle Park and the River Valley! This property has two units that are mirror images of each other. Both feature 3 bedrooms and a 4 piece bath, kitchen, living room, and unfinished basements. Upgrades include vinyl windows on the main floor, mid-efficiency furnaces, replaced hot water tanks, and shingles that were done approximately 5 years ago. Terrific location with south facing back yards and two side entrances that can access their respective basements, this property has so much potential and is definitely a must see!

Built in 1968

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4456603      |
| Price          | \$499,900     |
| Lease Rate     | \$19          |
| Bedrooms       | 6             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 2,110         |
| Acres          | 0.00          |
| Year Built     | 1968          |
| Type           | Single Family |



|          |                     |
|----------|---------------------|
| Sub-Type | Duplex Side By Side |
| Style    | Bungalow            |
| Status   | Active              |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3315 & 3317 105 Avenue |
| Area        | Edmonton               |
| Subdivision | Rundle Heights         |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5W 0B5                |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Off Street Parking, Storage-In-Suite, Vinyl Windows, See Remarks |
| Parking   | 2 Outdoor Stalls, Rear Drive Access, See Remarks                 |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                                                  |
| Stories      | 1                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Unfinished                                                           |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood, Stucco                    |
| Exterior Features | Fenced, Landscaped, See Remarks |
| 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    | September 6th, 2025 |
| Days on Market | 31                  |

Zoning

Zone 23

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Listing information last updated on October 7th, 2025 at 7:02am MDT