

# \$175,000 - 174 3308 113 Avenue, Edmonton

MLS® #E4461147

**\$175,000**

3 Bedroom, 1.50 Bathroom, 1,202 sqft  
Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

INVESTORS OR FIRST TIME HOME BUYERS! This affordable 2-storey townhouse in Rundle Heights is a smart buy with plenty of potential. Featuring 3 spacious bedrooms, 1.5 bathrooms, and dedicated parking, this home is perfect for those looking to enter the market or expand their portfolio. The main floor offers a bright, welcoming living room with patio doors that open to a landscaped yard, a crisp NEWLY RENOVATED white kitchen with newer appliances, and a convenient half bath. Upstairs, youâ€™ll find three comfortable bedrooms and a full 3-piece bathroom. Located just steps from Rundle Park, schools, shopping, and transit, this home combines value with convenience.

Built in 1972

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461147  |
| Price          | \$175,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,202     |
| Acres          | 0.00      |
| Year Built     | 1972      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 174 3308 113 Avenue |
| Area        | Edmonton            |
| Subdivision | Rundle Heights      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 5J8             |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Parking-Visitor |
| Parking   | Stall           |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                       |
| Exterior Features | Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stucco                                                                       |
| Foundation        | Concrete Perimeter                                                                 |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Abbott Elementary School |
| Middle     | St. Nicholas Catholic    |
| High       | Eastglen High School     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 23           |
| Condo Fee      | \$283             |

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Listing information last updated on October 12th, 2025 at 7:02am MDT