

\$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
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	12
Zoning	Zone 23

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