

## **\$429,000 - 3231 112 Avenue, Edmonton**

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MLS® #E4439138

**\$429,000**

4 Bedroom, 2.00 Bathroom, 1,367 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

ONE OF A KIND! Do NOT miss this opportunity to enjoy one of the largest yards in the neighbourhood! This 1,367 SqFt Bungalow boasts a 2nd Kitchen (Great Potential for a future Suite); FOUR Bedrooms on the Main floor; an Oversized, Heated Double Garage (a mechanic's dream with a 3 Tonne hoist set up); RV Parking; Multiple Sheds (smaller boat storage) & a cute Playhouse. Lovingly cared-for, this home is perfect for any family or investor. Newer Shingles; Furnace; HWT. The Main floor has a kitchen w. New, High-Quality S/S Appliances; Dining Rm & a spacious Living Rm. The 4 Bedrms incl. a large Primary Bedrm w. a 1/2 Ensuite & W/I Closet (room to add a shower). The Fully Finished Basement has a Den (easily converts to a Bedrm); Massive Family Rm; Flex Rm & 2nd Kitchen. The ultimate Entertaining home - inside & outside. This meticulously maintained yard is truly stunning. Literally steps to Schools; Parks & minutes to Golf & the River Valley! This is the home you (& others) have been waiting for. Act now!



Built in 1970

### **Essential Information**

MLS® #                      E4439138

Price                         \$429,000

Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,367
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3231 112 Avenue
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0M1

### Amenities

Amenities	Air Conditioner, Gazebo, Parking-Extra, R.V. Storage, See Remarks
Parking Spaces	6
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Storage Shed, Stove-Countertop Electric, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	4
Zoning	Zone 23

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