

# \$167,500 - 152 3308 113 Avenue, Edmonton

MLS® #E4439933

**\$167,500**

3 Bedroom, 1.50 Bathroom, 1,110 sqft

Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

This updated 3-bedroom, 1.5-bath townhouse in Rundle Heights is move-in ready with a fresh coat of paint throughout, new subfloors and flooring in the bathrooms, new trim on the main floor, and a modern kitchen backsplash with a cozy breakfast nook. The home includes all major appliances: refrigerator, oven, microwave, dishwasher, washer, and dryer. It also features newer doors and windows(2024), a building envelope update(2024), and the shingles replaced eight years ago. The basement is unfinished, perfect for storage, hobbies, workout space or any future plans. Thereâ€™s also plenty of storage with basement shelves and added closet shelving. Terrific neighbor's, and conveniently located close to parks, trails, schools, and shopping. Closet curtain in the primary bedroom, linen closet curtain, shelf in the upstairs hallway, breakfast nook bench, patio planters, and umbrella stay with the home. Please do not let the two friendly indoor cats out.

Built in 1972

## Essential Information

MLS® #	E4439933
Price	\$167,500
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,110
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	152 3308 113 Avenue
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 5J8

### Amenities

Amenities	Patio
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	20
Zoning	Zone 23
Condo Fee	\$283

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