

\$445,000 - 3516 104 Avenue, Edmonton

MLS® #E4447052

\$445,000

4 Bedroom, 2.00 Bathroom, 1,407 sqft
Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

Unbeatable river valley views from this charming 4-bed, 2-bath home on a massive 65â€™ x 124â€™ (727mÂ²) lot! Steps from Rundle Park and scenic trails, this property offers a rare blend of nature and city convenience. The amazing, bright, and warm FOUR-SEASON sunroom (fully permitted) is perfect for morning coffee or cozy evenings year-round. The finished basement adds flexibility with a newer furnace (2021) and space for a rec room, office, or guest suite. Outside, the nearly 8000 sq ft lot provides endless potential, garden, play, or entertain. Oversized insulated HEATED double garage and RV parking complete the package.

Built in 1965

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4447052 |
| Price | \$445,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,407 |
| Acres | 0.00 |
| Year Built | 1965 |
| Type | Single Family |
| Sub-Type | Detached Single Family |



| | |
|--------|----------|
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 3516 104 Avenue |
| Area | Edmonton |
| Subdivision | Rundle Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 0B2 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Bar, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks |
| Parking | Double Garage Detached, Heated, Insulated, RV Parking |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Paved Lane, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 10th, 2025 |
| Days on Market | 1 |

Zoning

Zone 23

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Listing information last updated on July 11th, 2025 at 3:32am MDT