

## **\$349,900 - 11103 34 Street, Edmonton**

MLS® #E4458641

**\$349,900**

4 Bedroom, 1.50 Bathroom, 995 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

**PRICE REDUCED!** Welcome to this beautifully maintained bi-level on a corner lot in the charming neighbourhood of Rundle Heights. The spacious front entry leads you to the living rm with gleaming hardwood & a large west facing picture window. The bright kitchen with ample counter space is adjacent to the back door leading you to a huge rear deck & massive fenced yard C/W fire pit ideal for entertaining. 2 generous size bdrms incl. a king size primary & 4pc bath completes this lvl. The lower lvl with big windows allowing tons of natural light features a spacious rec rm & 2 more bdrms! A 2pc bath + laundry/storage/utility rm completes this lvl. Tons of room for the kids to run around outside or sit by the fire & enjoy long summer nights. The huge oversized dbl garage completes this amazing property. Close to schools, Rundle Park, public transportation & several amenities. Upgrades incl. Fresh Paint, A/C, Shingles (2021) Furnace w/annual service plan (2014) HWT (2013) Back Yard (2008). Just move in & enjoy!

Built in 1969

### **Essential Information**

MLS® # E4458641

Price \$349,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 995                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11103 34 Street |
| Area        | Edmonton        |
| Subdivision | Rundle Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 1Y8         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                   |
| Stories      | 2                                                                                                                                                           |
| Has Basement | Yes                                                                                                                                                         |
| Basement     | Full, Finished                                                                                                                                              |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Stucco     |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Stucco     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 19th, 2025

Days on Market                2

Zoning                            Zone 23

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Listing information last updated on September 21st, 2025 at 5:17pm MDT