



## 3307 104 Avenue Edmonton AB

\$399,900

Beautifully renovated 3-bedroom bungalow plus den, featuring 2 bathrooms and 1,507 sq ft of living space. Recent upgrades totaling \$60,000 include a new furnace in 2022, a hot water tank in 2018, and a new roof and siding in 2018. The property includes a single attached garage and sits on a spacious 50 x 120 ft lot, offering plenty of room to add a second garage with a loft and back lane access. Located in the unique Rundle Heights community a block from Rundle Park, residents enjoy easy access to the river valley, bike trails, parks, winter sledding, and a nearby golf course.

Listing Presented By:



Originally Listed by:

Coldwell Banker Mountain Central

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