

## \$525,000 - 3310 113a Street, Edmonton

MLS® #E4446530

**\$525,000**

4 Bedroom, 2.00 Bathroom, 1,958 sqft

Single Family on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to the highly sought-after, family-friendly community of Sweet Grass! This bright and spacious 4-level split home offers over 2,500 sq ft of well-designed living space, featuring 4 bedrooms and 3 bathrooms—ideal for a growing family. A rare main floor bedroom provides added convenience and flexibility, perfect for guests, or as an office. The large basement rec room provides extra space for kids to play or relax, while recent upgrades, including fresh paint, new carpet, two furnaces, and a newer roof, ensure comfort and peace of mind. The oversized, double-attached garage provides ample storage, and the fully fenced backyard, complete with a large covered deck, is ideal for outdoor play and summer gatherings. Located just minutes from schools, parks, and shopping, this move-in-ready home is everything a family needs in a location they'll love.

Built in 1976

### Essential Information

MLS® #	E4446530
Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1



Half Baths	2
Square Footage	1,958
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	3310 113a Street
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V8

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 8th, 2025
Days on Market	21
Zoning	Zone 16

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