

## \$379,900 - 10832 31 Street, Edmonton

MLS® #E4454909

**\$379,900**

4 Bedroom, 1.00 Bathroom, 1,053 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

This 1053sf bungalow in Rundle Heights sits on a large 7848sf lot (2 lots on title) and is walking distance to Rundle Park and the trails of Edmonton's stunning river valley. The main floor has a spacious livingroom and dining area, a kitchen, 3 bedrooms and a 4-piece bathroom. The basement has plenty of storage, laundry/utility room, a huge family room, a 4th bedroom and a den. The landscaped backyard has space for a garden, room for entertaining, apple trees and a detached double car garage. This home has easy access to public transit, is close to shopping and all amenities, Rundle Park Golf Course and all of the recreation activities in Rundle Park. This location is amazing!

Built in 1968

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4454909      |
| Price          | \$379,900     |
| Bedrooms       | 4             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,053         |
| Acres          | 0.00          |
| Year Built     | 1968          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10832 31 Street |
| Area        | Edmonton        |
| Subdivision | Rundle Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 1W7         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | On Street Parking, Detectors Smoke |
| Parking   | Double Garage Detached             |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| Stories      | 2                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | Full, Finished                                                                             |

### Exterior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                              |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 32                |
| Zoning         | Zone 23           |

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