

## \$518,000 - 3310 113a Street, Edmonton

MLS® #E4446530

**\$518,000**

4 Bedroom, 2.00 Bathroom, 1,958 sqft

Single Family on 0.00 Acres

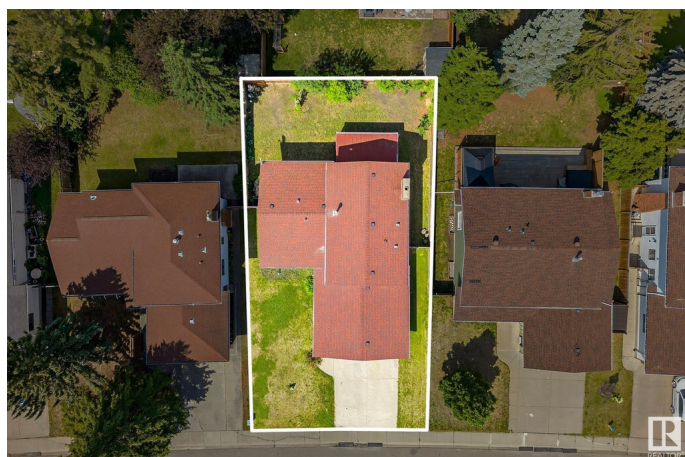
Sweet Grass, Edmonton, AB

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      | \$518,000 |
| 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 | 71             |
| Zoning         | Zone 16        |

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Listing information last updated on September 16th, 2025 at 9:31pm MDT