

Courtesy Of Michael Medos Of Exp Realty

## \$445,000 - 10404 34 Street, Edmonton

MLS® #E4452919

**\$445,000**

4 Bedroom, 2.50 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

Welcome to this beautifully updated bungalow on a large corner lot in Rundle Heights! The main floor features a bright living room with a large triple-pane window that fills the space with natural light, a dining area, and a stylish modern kitchen with a mix of dark grey and wood-tone cabinets, black countertops, and stainless steel appliances. Primary bedroom includes a convenient 2-pc ensuite, along with two additional bedrooms and a 4-pc bathroom. Featuring newer triple-pane windows on the main floor and double-pane windows in the basement for improved comfort and efficiency. The fully finished basement offers a spacious recreation room, a den, a laundry area, and a 3-pc bathroom—perfect for guests or extended family. Enjoy the outdoors in a fully fenced and landscaped yard with an abundance of perennials and over 10 fruit trees, and take advantage of the RV parking pad and single attached garage for added convenience. This home is just a 5-minute walk from the River Valley, close to parks, two schools

Built in 1967

### Essential Information

MLS® # E4452919

Price \$445,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,167                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10404 34 Street |
| Area        | Edmonton        |
| Subdivision | Rundle Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 1X9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | R.V. Storage           |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                          |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Stucco                                                          |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Ivor Dent School  
Middle                              Ivor Dent School  
High                                Eastglen School

**Additional Information**

Date Listed                      August 14th, 2025  
Days on Market                55  
Zoning                              Zone 23

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