

## \$399,900 - 11434 Tower Road, Edmonton

MLS® #E4443440

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,290 sqft

Single Family on 0.00 Acres

Prince Rupert, Edmonton, AB

This charming & well-maintained semi-bungalow is the perfect opportunity for homeowners & investors alike! Built in 1949, this character home offers both charm & modern updates, making it ideal for immediate occupancy or strong rental potential. Discover a spacious & functional layout featuring 2 large bedrooms upstairs & a main floor boasting a bright & expansive living room on one side & an open-concept dining & kitchen area on the other. The basement is finished with a spacious rec room, a 3rd bedroom, a 3 piece bath & designated laundry room. Some Features include, a newer Metal roof, newer front steps, vinyl windows a massive fully fenced yard. Steps from NAIT, KINGSWAY Mall & Royal Alexandra hospital. Located down the street from the Alberta Aviation Museum & Superstore. DOWNTOWN is a 10 min drive with easy access to public transit as well as short distance to the KINGSWAY/ROYAL ALEX LRT station.

Built in 1949

### Essential Information

MLS® #	E4443440
Price	\$399,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,290
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	11434 Tower Road
Area	Edmonton
Subdivision	Prince Rupert
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0Y8

### Amenities

Amenities	On Street Parking, Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking	No Garage

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Metal
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 20th, 2025

Days on Market 21

Zoning Zone 08

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