

## \$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 26

Zoning Zone 08

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Listing information last updated on July 16th, 2025 at 4:17pm MDT