

## **\$139,000 - # 312 2908 116a Avenue Nw, Edmonton**

MLS® #E4311317

**\$139,000**

3 Bedroom, 1.00 Bathroom, 969 sqft

Condo / Townhouse on 0.04 Acres

Rundle Heights, Edmonton, AB

3 BEDROOMS, OVER 900 SQ FEET OF LIVING SPACE, GREAT LOCATION! WELCOME TO #302, 2908-116 A AVE NW IN EDMONTON'S PARKRIDGE ESTATES. THIS AMAZING TOWNHOUSE HAS A MODERN KITCHEN WITH IVORY CABINETRY, LINO FLOORS, AND WHITE APPLIANCES. LIVING ROOM IS OPEN WITH CARPET FLOORS. DINING NOOK IS OFF KITCHEN. UNIT HAS LOWER FLOOR IN-SUITE LAUNDRY. THE UPPER LEVEL HAS 3 BEDROOMS. PRIMARY BEDROOM IS KING-SIZED WITH A WALK-IN CLOSET AND BUILT IN SHELVING. MAIN BATHROOM IS A 4 PIECE. UNIT HAS AMPLE STORAGE AND CENTRAL BASEBOARD HEATING. CONDO FEES INCLUDE CENTRAL HEATING, EXTERIOR INSURANCE COSTS, ASSIGNED PARKING, WATER/SEWER, AND PROFESSIONAL MANAGEMENT. THIS WELL MANAGED CONDO TOWNHOUSE COMPLEX IS LOCATED STEPS FROM RUNDLE PARK AND THE RIVER VALLEY AND WALKING DISTANCE TO SHOPPING/PUBLIC TRANSPORTATION.

Built in 1972

### **Essential Information**

MLS® # E4311317

Price \$139,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	969
Acres	0.04
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey

### Community Information

Address	# 312 2908 116a Avenue Nw
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3R7

### Amenities

Amenities	Detectors Smoke, Laundry-In-Suite, Parking-Visitor
Features	Detectors Smoke, Laundry-In-Suite, Parking-Visitor
Parking Spaces	1
Parking	Stall

### Interior

Interior	Carpet, Linoleum
Interior Features	Refrigerator, Stove-Electric, Washer, Dishwasher-Built-In, Dryer
Heating	Baseboard
# of Stories	3
Basement	No Basement, None

### Exterior

Exterior	Brick, Vinyl
Exterior Features	Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Private Setting, Schools, Shopping Nearby, View City
Construction	Wood Frame

### Additional Information

Date Listed August 30th, 2022

Condo Fee \$481

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