# \$115,000 - 313 2908 116a Avenue, Edmonton

MLS® #E4449000

### \$115,000

3 Bedroom, 1.00 Bathroom, 990 sqft Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

FACING RUNDLE PARK GOLF COURSE! MUST SELL! 3-bdrm, 1-bath, 1,000 SQ/FT townhouse, in Parkridge Estates. Quite well-managed complex in fabulous Rundle Heights. Condo fees covering heat, water etc. Great opportunity for investors (ASSUME THE TENANT), first-time buyers and or a small family. Private fenced yard, Spacious living areas, Galley-style kitchen, open dining area, Storage area. Upstairs are three generously sized bedrooms, a spacious 4-piece bathroom. This unit comes with one assigned parking stall, lots of visitor and street parking. Walk to Rundle Park 9 hole golf course, the beautiful scenic river valley minutes to endless biking & walking trails and ski hill in the winter!! Quick access to schools, playgrounds, shopping, public transit, with easy access to Yellowhead Trail and Anthony Henday ring road. Hurry at these prices it won't last long!

Built in 1972

#### **Essential Information**

MLS® # E4449000 Price \$115,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 990







Acres 0.00 Year Built 1972

Type Condo / Townhouse

Sub-Type Townhouse
Style 2 Storey
Status Active

## **Community Information**

Address 313 2908 116a Avenue

Area Edmonton

Subdivision Rundle Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T5W 4R7

## **Amenities**

Amenities Deck, Parking-Plug-Ins, Storage-In-Suite

Parking Spaces 1

Parking Stall

#### Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer

Heating Baseboard, Water

Stories 2

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick

Exterior Features Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Level Land,

Picnic Area, Playground Nearby, Private Setting, Public Transportation,

Schools, Shopping Nearby, Ski Hill Nearby

Roof Tar & T

Construction Wood, Brick

Foundation Concrete Perimeter

## **School Information**

Elementary St. Jerome School

Middle St. Nicholas School
High Austin O'Brien School

## **Additional Information**

Date Listed July 22nd, 2025

Days on Market 102

Zoning Zone 23

Condo Fee \$545

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