

## **\$129,900 - 260 3307 116a Avenue, Edmonton**

MLS® #E4454041

**\$129,900**

2 Bedroom, 1.50 Bathroom, 1,017 sqft

Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

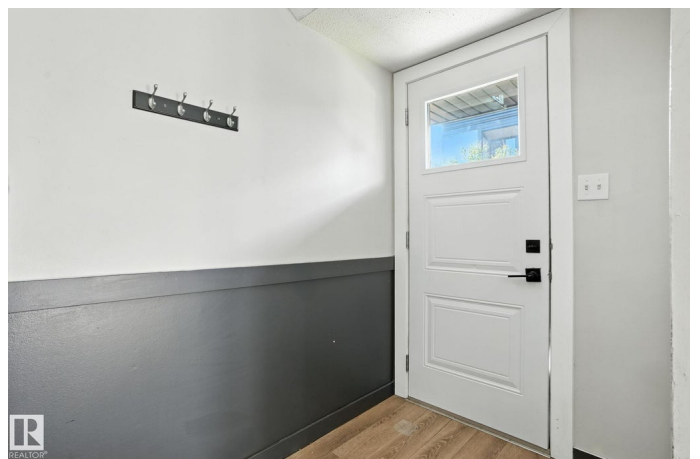
One of the best deals in a central, established neighbourhood! This 2-bed, 1.5-bath townhouse offers over 1,000 sq. ft. plus an unfinished basement for future living space or storage. With a brand-new exterior, new shingles, and a newer furnace and hot water tank, you can feel confident in the essentials. A few cosmetic updates will instantly add value. The main floor features a spacious living area that connects to the kitchen and dining space; a convenient half bath completes the layout. Upstairs, are two large bedrooms and a full bathroom. Enjoy your own parking stall and low condo fees that include exterior maintenance and landscaping. Centrally located near the Yellowhead, Anthony Henday, and downtown, this commuter-friendly home is perfect for first-time buyers or investors looking for positive cash flow. First-time buyers may qualify with as little as \$6,500 down and payments of just \$1,029/month INCLUDING condo fees and property taxes (4.35% over 25 years, eligibility required). Don't miss out!

Built in 1972

### **Essential Information**

MLS® # E4454041

Price \$129,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,017             |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 260 3307 116a Avenue |
| Area        | Edmonton             |
| Subdivision | Rundle Heights       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5W 5J9              |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Unfinished                                                           |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 21st, 2025  
Days on Market                35  
Zoning                              Zone 23  
Condo Fee                        \$248

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