

# \$154,369 - 260 3307 116a Avenue, Edmonton

MLS® #E4436210

## \$154,369

2 Bedroom, 1.50 Bathroom, 958 sqft  
Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

### BUILD SWEAT EQUITY! STOP RENTING!

Searching for the ideal investment property or starter home? This 958 sq ft 2 bed, 1.5 bath townhome has the layout and size to become a staple in your portfolio, or a cheaper option to renting! Classic layout with spacious living room, galley style kitchen, dining, & front / back entryway. Vinyl plank flooring throughout; no carpet! Upstairs brings 2 bedrooms & 4 pce bath. The basement is unfinished, but ideal for storage or adding an additional living space. Newer Hot Water Tank and Furnace. Assigned parking stall steps from the door & quick access to the Yellowhead, Henday, and numerous river valley trails! Offered at \$154,369!



Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436210  |
| Price          | \$154,369 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 958       |
| 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 | On Street Parking, Parking-V |
| Parking   | Stall                        |

### Interior

|              |                               |
|--------------|-------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, R |
| Heating      | Forced Air-1, Natural Gas     |
| Stories      | 2                             |
| Has Basement | Yes                           |
| Basement     | Full, Unfinished              |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Golf Nearby, Landscaped, L<br>Playground Nearby, Public<br>Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 21             |
| Zoning         | Zone 23        |
| Condo Fee      | \$248          |



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Listing information last updated on June 1st, 2025 at 10:47pm MDT