

\$142,000 - 260 3307 116a Avenue, Edmonton

MLS® #E4436210

\$142,000

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 \$142,000!



Built in 1972

Essential Information

MLS® #	E4436210
Price	\$142,000
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 Playground Nearby, Public Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 12th, 2025
Days on Market	66
Zoning	Zone 23
Condo Fee	\$248



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Listing information last updated on July 17th, 2025 at 1:48pm MDT