

\$148,888 - 260 3307 116a Avenue, Edmonton

MLS® #E4436210

\$148,888

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 \$148,888!



Built in 1972

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4436210 |
| Price | \$148,888 |
| 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 | 39 |
| Zoning | Zone 23 |
| Condo Fee | \$248 |



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Listing information last updated on June 19th, 2025 at 10:17pm MDT