

## **\$127,500 - 412 2908 116a Avenue, Edmonton**

MLS® #E4453641

**\$127,500**

3 Bedroom, 1.00 Bathroom, 1,062 sqft  
Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

Welcome Home! Terrific 3 Bedroom 1 Bathroom Townhouse in Parkridge Estates in Rundle Heights. Cute end unit with adorable fenced south facing yard space in family friendly community. Wonderful opportunity for affordable living or great rental investment property. Main floor has utility room and laundry area. Walks into large front living room with large sunny window. Walk through dining area leads to full pass through kitchen with all appliances included. Main floor closet through hallway leading to top floor space with 3 bedrooms and full bathroom. Large master bedroom with ample closet space. Full bathroom with tub. Unit includes one parking space and condo fees include heat, water, and sewer. Location works great allowing for easy access to schools, shopping, parks, golf, river valley, swimming pool, and so much more. Do not miss this wonderful opportunity.

Built in 1972

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4453641  |
| Price          | \$127,500 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,062     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1972              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 412 2908 116a Avenue |
| Area        | Edmonton             |
| Subdivision | Rundle Heights       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5W 4R7              |

### 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     | None, No Basement                                                          |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, See Remarks                                                                                    |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, See Remarks                                                                                    |
| Foundation        | Concrete Perimeter                                                                                   |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 19th, 2025 |
|-------------|-------------------|

|                |         |
|----------------|---------|
| Days on Market | 57      |
| Zoning         | Zone 23 |
| Condo Fee      | \$545   |

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Listing information last updated on October 15th, 2025 at 6:47pm MDT