

Courtesy Of Jeffrey Scott Of RE/MAX River City

## \$130,000 - 3322 116a Avenue, Edmonton

MLS® #E4454645

**\$130,000**

3 Bedroom, 1.50 Bathroom, 1,184 sqft  
Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

Welcome to 3322 116A Avenue NW, a two-storey townhouse offering excellent potential for buyers looking to build equity. This unit features 3 bedrooms, 1 full bathroom, and 1 half bathroom, providing ample space for families or investors. The main floor hosts a functional layout with a kitchen, dining area, and spacious living room, perfect for everyday living. Upstairs, you'll find three comfortable bedrooms along with the main bath. The unfinished basement offers storage and utility space, complete with laundry, furnace, hot water tank, and power service. Conveniently located near schools, shopping, public transit, and the River Valley, this home is well-positioned for those seeking both accessibility and value. Property is sold "As-Is, Where-Is" at time of possession. The Seller makes no representations or warranties regarding the property or any improvements.

Built in 1979

### Essential Information

MLS® #	E4454645
Price	\$130,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,184
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	3322 116a Avenue
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4X5

### **Amenities**

Amenities	Hot Water Natural Gas
Parking	Stall

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 25th, 2025
Days on Market	51

## Zoning

## Zone 23

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Listing information last updated on October 15th, 2025 at 6:32pm MDT