

## **\$125,000 - 114 2908 116a Avenue, Edmonton**

MLS® #E4450056

**\$125,000**

3 Bedroom, 1.00 Bathroom, 1,061 sqft

Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

Excellent 3-bedroom, 2 story townhouse Condominium located in the Parkridge Estates complex overlooking Rundle Park. Great family location in Rundle Heights area for Golfing, Swimming, Tennis and beautiful walking/biking trails all the park has to offer. Close to shopping, schools, Henday and easy access to Yellowhead Trail. Perfect for first time home buyers or an investor looking to have a rental property in their portfolio.

Built in 1972

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4450056          |
| Price          | \$125,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,061             |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Stacked Townhouse |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

Address 114 2908 116a Avenue



|             |                |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Rundle Heights |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5W 4R7        |

### **Amenities**

|                |                |
|----------------|----------------|
| Amenities      | No Animal Home |
| Parking Spaces | 1              |
| Parking        | Stall          |

### **Interior**

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Water                                                           |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | None, No Basement                                                          |

### **Exterior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                           |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Park/Reserve, River Valley View, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                  |
| Construction      | Wood, Brick, Stucco                                                                           |
| Foundation        | Concrete Perimeter                                                                            |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | St. Bernadette Catholic |
| Middle     | St. Nicholas Catholic   |
| High       | Highlands Highschool    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 23         |
| Condo Fee      | \$545           |

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