

# \$129,900 - 260 3307 116a Avenue, Edmonton

MLS® #E4454041

**\$129,900**

2 Bedroom, 1.50 Bathroom, 1,017 sqft  
Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

One of the best deals in a central, established neighbourhood! This 2-bed, 1.5-bath townhouse offers over 1,000 sq. ft. plus an unfinished basement for future living space or storage. With a brand-new exterior, new shingles, and a newer furnace and hot water tank, you can feel confident in the essentials. A few cosmetic updates will instantly add value. The main floor features a spacious living area that connects to the kitchen and dining space; a convenient half bath completes the layout. Upstairs, are two large bedrooms and a full bathroom. Enjoy your own parking stall and low condo fees that include exterior maintenance and landscaping. Centrally located near the Yellowhead, Anthony Henday, and downtown, this commuter-friendly home is perfect for first-time buyers or investors looking for positive cash flow. First-time buyers may qualify with as little as \$6,500 down and payments of just \$1,029/month INCLUDING condo fees and property taxes (4.35% over 25 years, eligibility required). Don't miss out!

Built in 1972

## Essential Information

MLS® #	E4454041
Price	\$129,900



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,017
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	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	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 21st, 2025

Days on Market 2

Zoning Zone 23

Condo Fee \$248

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