

\$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

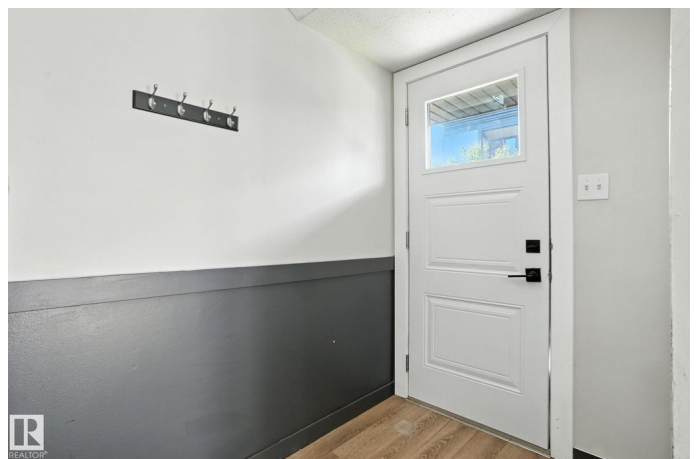
One of the best deals in a central, established neighbourhood! This 2-bed, 1.5-bath townhouse offers over 1,000 sq. ft. plus an unfinished basement for future living space or storage. With a brand-new exterior, new shingles, and a newer furnace and hot water tank, you can feel confident in the essentials. 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 3
Zoning Zone 23
Condo Fee \$248

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