

# \$154,369 - 260 3307 116a Avenue, Edmonton

MLS® #E4436210

**\$154,369**

2 Bedroom, 1.50 Bathroom, 958 sqft  
Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

**BUILD SWEAT EQUITY! STOP RENTING!**

Searching for the ideal investment property or starter home? This 958 sq ft 2 bed, 1.5 bath townhome has the layout and size to become a staple in your portfolio, or a cheaper option to renting! Classic layout with spacious living room, galley style kitchen, dining, & front / back entryway. Vinyl plank flooring throughout; no carpet! Upstairs brings 2 bedrooms & 4 pce bath. The basement is unfinished, but ideal for storage or adding an additional living space. Newer Hot Water Tank and Furnace. Assigned parking stall steps from the door & quick access to the Yellowhead, Henday, and numerous river valley trails! Offered at \$154,369!



Built in 1972

**Essential Information**

MLS® #	E4436210
Price	\$154,369
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	958
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	On Street Parking, Parking-V
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, R
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Landscaped, L Playground Nearby, Public Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 12th, 2025
Days on Market	9
Zoning	Zone 23
Condo Fee	\$248



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Listing information last updated on May 21st, 2025 at 4:32pm MDT