

## \$139,900 - 313 2908 116a Avenue, Edmonton

MLS® #E4449000

**\$139,900**

3 Bedroom, 1.00 Bathroom, 990 sqft

Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

**FACING RUNDLE PARK GOLF COURSE!**  
**MUST SELL!** 3-bdrm, 1-bath, 1,000 SQ/FT townhouse, in Parkridge Estates. Quite well-managed complex in fabulous Rundle Heights. Condo fees covering heat, water etc. Great opportunity for investors (ASSUME THE TENANT), first-time buyers and or a small family. Private fenced yard, Spacious living areas, Galley-style kitchen, open dining area, Storage area. Upstairs are three generously sized bedrooms, a spacious 4-piece bathroom. This unit comes with one assigned parking stall, lots of visitor and street parking. Walk to Rundle Park 9 hole golf course, the beautiful scenic river valley minutes to endless biking & walking trails and ski hill in the winter!! Quick access to schools, playgrounds, shopping, public transit, with easy access to Yellowhead Trail and Anthony Henday ring road. Hurry at these prices it won't last long!

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449000  |
| Price          | \$139,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 990       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1972              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 313 2908 116a Avenue |
| Area        | Edmonton             |
| Subdivision | Rundle Heights       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5W 4R7              |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Deck, Parking-Plug-Ins, Storage-In-Suite |
| 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                                                                                                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Tar & Gravel                                                                                                                                                                          |
| Construction      | Wood, Brick                                                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                                    |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | St. Jerome School |
|------------|-------------------|

|        |                       |
|--------|-----------------------|
| Middle | St. Nicholas School   |
| High   | Austin O'Brien School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 31              |
| Zoning         | Zone 23         |
| Condo Fee      | \$545           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 22nd, 2025 at 1:32pm MDT