

# **\$125,000 - 512 2908 116a Avenue, Edmonton**

MLS® #E4448998

**\$125,000**

3 Bedroom, 1.00 Bathroom, 990 sqft

Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

**CORNER UNIT! 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® #	E4448998
Price	\$125,000
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	512 2908 116a Avenue
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4R7

### Amenities

Amenities	Parking-Visitor, Patio, 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	Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Park/Reserve, 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
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Middle	St. Nicholas School
High	Austin O'Brien School

### **Additional Information**

Date Listed	July 22nd, 2025
Days on Market	54
Zoning	Zone 23
Condo Fee	\$545

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