

## \$129,900 - 601 2908 116a Avenue, Edmonton

MLS® #E4444111

**\$129,900**

3 Bedroom, 1.00 Bathroom, 982 sqft

Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

Affordable and functional! Welcome to #601, 2908 116A Avenue NW in Parkridge Estates â€” a well-managed complex in the heart of Rundle Heights. This 3-bedroom, 1-bathroom townhouse offers just under 1,000 sq ft of living space, making it a great option for first-time buyers, small families, or investors. The main floor features a spacious living room with large windows, a galley-style kitchen, and a dedicated dining area. Upstairs, youâ€™™ll find three generously sized bedrooms, a full 4-piece bathroom, and convenient storage throughout. One assigned parking stall is included, with visitor and street parking nearby. Enjoy a prime location close to schools, parks, public transit, and the river valley, with quick access to Yellowhead Trail and Anthony Henday. A fantastic opportunity to own in a well-connected northeast Edmonton neighborhood!

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444111  |
| Price          | \$129,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 982       |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 601 2908 116a Avenue |
| Area        | Edmonton             |
| Subdivision | Rundle Heights       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5W 4R7              |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Detectors Smoke, Patio, See Remarks |
| Parking   | Stall                               |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas                                           |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | None, No Basement                                                |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                       |
| Exterior Features | Golf Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                             |
| Construction      | Wood, Brick, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 103             |
| Zoning         | Zone 23         |

Condo Fee                    \$545

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