

# **\$120,000 - 508 2908 116a Avenue, Edmonton**

MLS® #E4431137

**\$120,000**

3 Bedroom, 1.00 Bathroom, 991 sqft

Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

This exceptional 3-BEDROOM TOWNHOME offers incredible value for first-time buyers or savvy investors, ideally located just steps from Rundle Park and the River Valley. The main floor features a bright, open-concept layout with large windows that fill the space with natural light, a spacious living room, a functional kitchen with plenty of cabinetry and a built-in dishwasher, plus a generous in-suite laundry area with extra storage. Upstairs, youâ€™ll find a well-appointed 4-piece bathroom and three large bedroomsâ€”perfect for families, guests, or a home office. The unit also includes a private fenced yard in a pet-friendly complex, making it ideal for outdoor enjoyment. With condo fees that cover heat, water, and sewer, and a location that offers quick access to both Yellowhead Trail and Anthony Henday, this home is a perfect blend of comfort, convenience, and value in a great setting.

Built in 1972

## **Essential Information**

MLS® #	E4431137
Price	\$120,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	991
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	508 2908 116a Avenue
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4R7

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, See Remarks
Parking	Stall

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles, Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 16th, 2025
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Days on Market	38
Zoning	Zone 23
Condo Fee	\$545

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