

# \$135,000 - 228 3307 116a Avenue, Edmonton

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MLS® #E4427634

**\$135,000**

3 Bedroom, 2.50 Bathroom, 1,120 sqft  
Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

Charming 3-Bedroom Townhome Ideal Starter Home or Investment Opportunity! Perfectly positioned near schools, shopping, and public transit, this 3-bedroom, 3-bathroom townhome offers an unbeatable blend of convenience and value. Located just minutes from Rundle Park's scenic trails and golf course, the property caters to both first-time buyers and investors with its functional layout and prime location. The main level features a spacious living room, a dining area, and a practical kitchen, all flowing seamlessly for modern living, alongside a convenient 2-piece bathroom. Upstairs, three well-sized bedrooms provide comfortable accommodations, complemented by a full bathroom for added convenience. The partially finished basement adds versatility with a family room, den, and an additional full bathroom—ideal for extra living space or rental potential. Solidly constructed and move-in ready, this home balances everyday comfort with long-term value. Don't miss this turnkey opportunity!



Built in 1972

## Essential Information

MLS® #	E4427634
Price	\$135,000
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,120
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	228 3307 116a Avenue
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 5J9

### **Amenities**

Amenities	See Remarks
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	9
Zoning	Zone 23
Condo Fee	\$283

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