

## \$113,900 - 304e 2908 116a Ave, Edmonton

MLS® #E4454502

**\$113,900**

2 Bedroom, 1.00 Bathroom, 845 sqft

Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

Discover this beautifully updated, open-concept 2-bedroom home perfectly located just steps from Rundle Park. Bright and inviting, large windows fill the space with natural light, creating a warm and stylish atmosphere throughout. Enjoy two generously sized bedrooms, a refreshed full bathroom, and a versatile storage room for all your essentials. Recent upgrades include modern lighting, fresh paint, and sleek stainless steel appliances that enhance the functional kitchen. Plus, this pet-friendly property is perfect for animal lovers. Nestled near Rundle Park, a golf course, Edmonton's scenic river valley, and endless walking and biking trails, you'll also have quick access to schools, playgrounds, shopping, public transit, and the Anthony Henday. Your next home is waiting!

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454502  |
| Price          | \$113,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 845       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1972                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 304e 2908 116a Ave |
| Area        | Edmonton           |
| Subdivision | Rundle Heights     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5W 4R7            |

### Amenities

|           |                                                                                                                           |
|-----------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Storage-In-Suite, See Remarks |
| Parking   | Stall                                                                                                                     |

### Interior

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                              |
| # of Stories | 3                                                                   |
| Stories      | 1                                                                   |
| Has Basement | Yes                                                                 |
| Basement     | None, No Basement                                                   |

### Exterior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Vinyl                                                                                                                                                          |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Partially Landscaped, Paved Lane, Picnic Area, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                                                                                                                                    |
| Construction      | Concrete, Brick, Vinyl                                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 9                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 23 |
| Condo Fee | \$454   |

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Listing information last updated on September 1st, 2025 at 3:32pm MDT