

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

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 7

Zoning Zone 23

Condo Fee \$283

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