

## \$117,900 - 304e 2908 116a Ave, Edmonton

MLS® #E4448504

**\$117,900**

2 Bedroom, 1.00 Bathroom, 845 sqft

Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

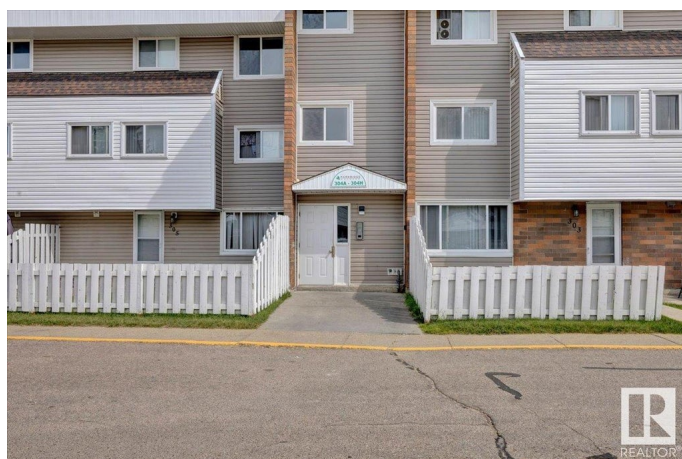
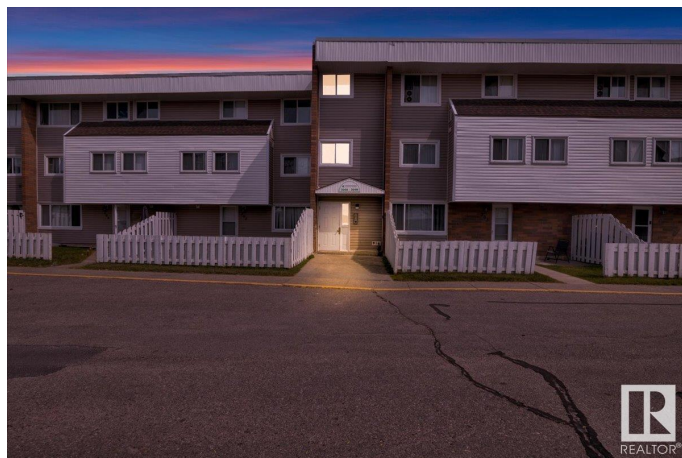
Spacious home with Stunning Rundle Park Views! Welcome to this beautifully updated, open-concept 2-bedroom property located in a prime spot just steps from Rundle Park.

Flooded with natural light thanks to large windows throughout, this home offers both comfort and style. Inside, you'll find generously sized bedrooms, a refreshed full bathroom, and a versatile storage room—perfect for all your extras. Recent upgrades include modern lighting, fresh paint throughout, and sleek stainless steel appliances that complement the functional kitchen. Situated minutes from Rundle Park, a golf course, Edmonton's scenic river valley, and endless walking and biking trails, this home also offers quick access to schools, playgrounds, shopping, public transit, and Anthony Henday Drive. Welcome home!

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448504  |
| Price          | \$117,900 |
| 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    | July 18th, 2025 |
| Days on Market | 16              |

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

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Listing information last updated on August 3rd, 2025 at 7:47am MDT