

# \$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

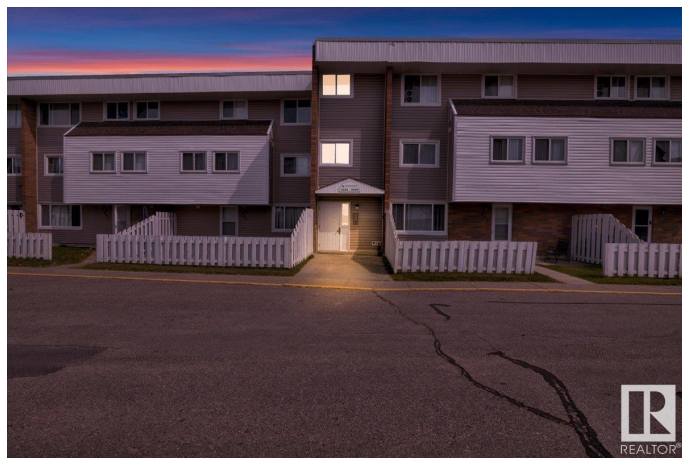
Spacious home with Stunning Rundle Park Views! Welcome to this beautifully updated, open-concept 2-bedroom property located in a prime spot just steps from Rundle Park.

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	13

Zoning	Zone 23
Condo Fee	\$454

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Listing information last updated on July 31st, 2025 at 5:02am MDT