

# \$125,000 - 601 2908 116a Avenue, Edmonton

MLS® #E4462996

**\$125,000**

3 Bedroom, 1.00 Bathroom, 982 sqft  
Condo / Townhouse on 0.00 Acres

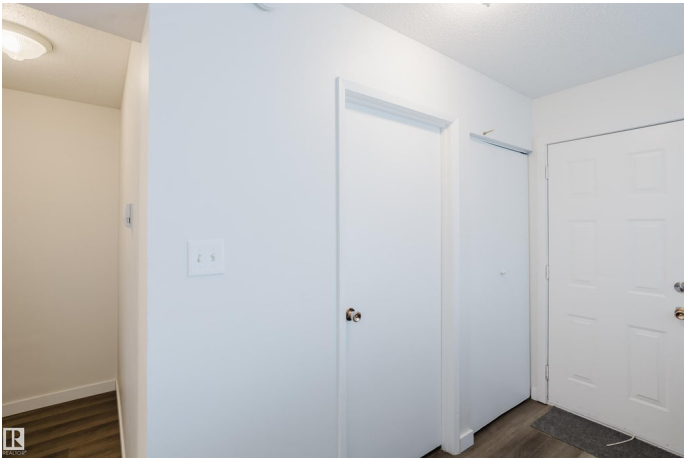
Rundle Heights, Edmonton, AB

Welcome to #601, 2908 116A Avenue NW – a bright and budget-friendly 3-bedroom townhouse in Parkridge Estates, a well-managed complex just steps from schools, parks, transit, and the river valley. Offering nearly 1,000 sq ft of practical living space, this home is perfect for first-time buyers, downsizers, or investors. The main floor features a sun-filled living room, a functional galley-style kitchen, and a dedicated dining area – ideal for everyday living and entertaining. Upstairs, you’ll find three comfortable bedrooms, a full 4-piece bathroom, and plenty of extra storage. Parking is easy with your own assigned stall, plus convenient street and visitor parking nearby. Located in a well-connected Northeast Edmonton community with quick access to Yellowhead and Anthony Henday, this property is a smart move for anyone looking for affordability, convenience, and opportunity.

Built in 1972

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462996  |
| Price      | \$125,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 982               |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 601 2908 116a Avenue |
| Area        | Edmonton             |
| Subdivision | Rundle Heights       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5W 4R7              |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Detectors Smoke, Patio, See Remarks |
| Parking   | Stall                               |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas                                           |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | None, No Basement                                                |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                       |
| Exterior Features | Golf Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                             |
| Construction      | Wood, Brick, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 14                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 23 |
| Condo Fee | \$545   |

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Listing information last updated on November 4th, 2025 at 4:47am MST