

# \$130,000 - 3322 116a Avenue, Edmonton

MLS® #E4454645

## \$130,000

3 Bedroom, 1.50 Bathroom, 1,184 sqft  
Condo / Townhouse on 0.00 Acres

Rundle Heights, Edmonton, AB

Welcome to 3322 116A Avenue NW, a two-storey townhouse offering excellent potential for buyers looking to build equity. This unit features 3 bedrooms, 1 full bathroom, and 1 half bathroom, providing ample space for families or investors. The main floor hosts a functional layout with a kitchen, dining area, and spacious living room, perfect for everyday living. Upstairs, youâ€™ll find three comfortable bedrooms along with the main bath. The unfinished basement offers storage and utility space, complete with laundry, furnace, hot water tank, and power service. Conveniently located near schools, shopping, public transit, and the River Valley, this home is well-positioned for those seeking both accessibility and value. Property is sold â€œAs-Is, Where-Isâ€• at time of possession. The Seller makes no representations or warranties regarding the property or any improvements.

Built in 1979

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454645  |
| Price      | \$130,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,184             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3322 116a Avenue |
| Area        | Edmonton         |
| Subdivision | Rundle Heights   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5W 4X5          |

### Amenities

|           |                       |
|-----------|-----------------------|
| Amenities | Hot Water Natural Gas |
| Parking   | Stall                 |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 16                |

## Zoning

## Zone 23

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Listing information last updated on September 9th, 2025 at 10:02pm MDT