

\$344,900 - 4 3025 151 Avenue, Edmonton

MLS® #E4428967

\$344,900

3 Bedroom, 2.50 Bathroom, 1,402 sqft
Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

****OPEN HOUSE CANCELLED**** Discover modern living in this beautifully maintained 3 bedroom plus den, 2.5 bath townhome nestled in the established community of Kirkness! Ideally situated facing a park, this home has tons of windows that flood the space with natural light. The main floor features a fantastic kitchen complete with an oversized 10' island with eating bar, granite counters & stainless steel appliances. A 2-piece bath room, large pantry, and laundry room complete this level. Upstairs, the primary suite boasts a walk-in closet & 4-piece ensuite, joined by two more generously sized bedrooms and another 4-piece bath. On the lower level, a cozy den with fireplace off the foyer offers a great flex space for an office or kids space too. Add to that a double attached garage and you have it ALL! This fantastic location offers easy access to parks, schools, transit & major roadways. Take a walk to the beautiful Fraser ravine or take a quick two minute drive to enjoy the amenities at Manning Town Center!

Built in 2018

Essential Information

MLS® #	E4428967
Price	\$344,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,402
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	4 3025 151 Avenue
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3W4

Amenities

Amenities	Deck, Detectors Smoke, Hot Water Tankless, Parking-Visitor, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

School Information

Elementary Kirkness, St.Bonaventure
Middle Bracco,Bannerman
High St FX, O'leary

Additional Information

Date Listed April 3rd, 2025
Days on Market 4
Zoning Zone 35
Condo Fee \$225

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