

## \$345,000 - 3025 151 Avenue, Edmonton

MLS® #E4439514

**\$345,000**

3 Bedroom, 2.50 Bathroom, 1,316 sqft

Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Discover modern living in this beautifully maintained 3 bedroom plus den, 2.5 bath townhome nestled in the community of Kirkness! Ideally situated facing an open field & not backing directly on to another unit which is perfect with all the windows this home has to bring in a ton of natural light. The main floor features a spacious living & dinning room. The kitchen complete with an island, granite countertops & stainless steel appliances. A 2pc bath & laundry room complete this level. Upstairs you will find the primary suite with walk-in closet & 4pc ensuite. 2 generously sized bedrooms & 4pc bath finish this floor. On the lower level, a cozy den that makes a great flex space for an office, kids space or 4th bedroom. On top of all this add 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 2019

### Essential Information

MLS® # E4439514

Price \$345,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,316
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

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

### Amenities

Amenities	Deck, Detectors Smoke, Parking-Visitor
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, Water Distiller
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

Additional Information

Date Listed May 30th, 2025  
Days on Market 16  
Zoning Zone 35  
Condo Fee \$225



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