

# \$290,000 - 7 2419 133 Avenue, Edmonton

MLS® #E4449363

**\$290,000**

3 Bedroom, 3.00 Bathroom, 1,569 sqft  
Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Welcome to Ravine Estates, a 35+ adult living community just steps from the river! This bright and spacious 1,444 sq ft end-unit townhouse offers 3 bedrooms and 4 bathrooms, with an abundance of natural light from large windows throughout. The main floor includes a cozy corner gas fireplace, open living space, and a breakfast nook off the kitchen that leads to a generous deck - perfect for morning coffee or evening BBQs. Enjoy the convenience of central A/C, central vac, and recent upgrades including a newer furnace and hot water tank. Upstairs offers roomy bedrooms, and the fully finished basement features a second living room and half bath. Complete with an attached double garage and visitor parking right across the road. With the North Saskatchewan River Valley and Hermitage Park nearby - featuring scenic walking trails, picnic spots, and an off-leash dog area - this neighborhood offers a peaceful and active lifestyle.

Built in 1994

## Essential Information

MLS® #	E4449363
Price	\$290,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	2
Square Footage	1,569
Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	7 2419 133 Avenue
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5A5

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Parking-Visitor, Storage-In-Suite
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	3
Zoning	Zone 35
Condo Fee	\$455

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