# \$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
Туре	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

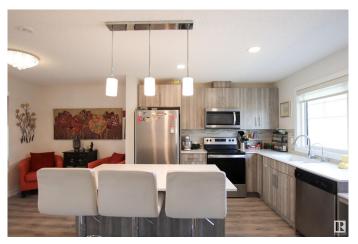
### Exterior

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

ConstructionWood, VinylFoundationConcrete Perimeter

#### **Additional Information**

May 30th, 2025
17
Zone 35
\$225



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Listing information last updated on June 16th, 2025 at 7:17am MDT