

## \$199,900 - 2563 135 Avenue, Edmonton

MLS® #E4430765

**\$199,900**

3 Bedroom, 1.00 Bathroom, 934 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Upgraded 3 bedroom townhouse in Kernohan! Perfect for investors, first time home buyers and young families, this 2 storey townhouse has been newly renovated and is move in ready. The large kitchen features newer cabinets, appliances, and paint with an open concept pass through window to the living room. Ideal for keeping an eye on the kids while you cook or entertaining guests. Upstairs showcases 3 bedrooms and a 4 piece bath, all with brand new modern vinyl plank flooring and new paint/trim. Downstairs is unfinished, perfect for storage space or to finish and make your own. Complete with second bathroom rough in and laundry. The private backyard makes this ideal for families with kids or pets looking for more space than an apartment. Welcome to your new home!

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430765  |
| Price          | \$199,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 934       |
| Acres          | 0.00      |
| Year Built     | 1977      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2563 135 Avenue |
| Area        | Edmonton        |
| Subdivision | Kernohan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3S5         |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Parking-Plug-Ins, Parking-Visitor |
| Parking Spaces | 1                                 |
| Parking        | Stall                             |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 35          |

Condo Fee                \$225

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Listing information last updated on May 1st, 2025 at 7:32pm MDT