

## \$249,999 - 2716 136 Avenue, Edmonton

MLS® #E4432265

**\$249,999**

3 Bedroom, 1.50 Bathroom, 1,279 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Located in Victoria Square I you'll find this 3 bedroom condo featuring new paint, lighting and carpet, upgraded kitchen and windows. The main floor features large front closet area, huge living room, kitchen with 4 appliances, patio doors to private back yard. Upper level with huge primary bedroom including walk in closet, 2nd and 3rd bedrooms are very spacious in size and the 4 pce. bathroom includes jetted soaker tub. Basement is complete with family room, laundry/utility room and understairs storage with shelving. Enjoy your days and evening in either the front yard or through the breezeway to the backyard.

Built in 1978

### Essential Information

MLS® #	E4432265
Price	\$249,999
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,279
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse



Style	2 Storey
Status	Active

### Community Information

Address	2716 136 Avenue
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4B2

### Amenities

Amenities	No Animal Home, No Smoking Home, Patio
Parking	Front Drive Access, No Garage, Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	8
Zoning	Zone 35
Condo Fee	\$308

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