

## \$326,980 - 56 3025 151 Avenue, Edmonton

MLS® #E4440139

**\$326,980**

3 Bedroom, 2.50 Bathroom, 1,412 sqft

Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this stylish and well taken care of townhome located in Kirkness just minutes away from all amenities. This townhome fronts onto a beautiful green space/ Park and is walking distance to all levels of schooling making it a perfect starter home for a growing family. The main level floor offers a large entrance a flex room / den and a double attached garage. The upper main level you will find a large living room that's wide open to the kitchen and dining area. This floor also includes a laundry room and half bath. The upper level has a total of 3 bedrooms which includes a large primary bedroom with a 3 pc ensuite and a walk in closet. The additional 2 bedrooms share a 4piece bathroom.

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440139  |
| Price          | \$326,980 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,412     |
| Acres          | 0.00      |
| Year Built     | 2018      |



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

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 56 3025 151 Avenue |
| Area        | Edmonton           |
| Subdivision | Kirkness           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Y 3W4            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Hot Water Tankless, See Remarks, HRV System |
| Parking   | Double Garage Attached                      |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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, Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 35        |
| Condo Fee      | \$226          |

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Listing information last updated on June 16th, 2025 at 11:18am MDT