# \$349,900 - 56 3025 151 Avenue, Edmonton

MLS® #E4427620

#### \$349,900

3 Bedroom, 2.50 Bathroom, 1,441 sqft Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Exceptional condominium is the perfect new home for your family! Facing a central park, this is a most desirable location! Double attached garage; and the balance of the lower level is developed with a large den, utility room & spacious foyer. Upstairs to the main level and you will appreciate the open and spacious living area with dining room; kitchen with granite counter tops, huge island with eating bar, stainless steel appliances and coffee station. . The pantry, laundry closet and a half bath are conveniently located here. Large living room has a door to a private balcony. The upper level offers a large owners suite with walk-in closet and full ensuite bath. There are two more spacious bedrooms and a second full bath here. Well maintained and upgraded.



#### **Essential Information**

MLS® # E4427620 Price \$349,900

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,441

Acres 0.00





Main Floor Exterior Area 54.93 m Interior Area 49.88 m<sup>8</sup>



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 See Remarks

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Partially Finished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 25th, 2025

Days on Market 14

Zoning Zone 35

Condo Fee \$226

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 8th, 2025 at 5:47am MDT