

## \$344,900 - 4 3025 151 Avenue, Edmonton

MLS® #E4428967

**\$344,900**

3 Bedroom, 2.50 Bathroom, 1,402 sqft  
Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

**\*\*OPEN HOUSE CANCELLED\*\*** Discover modern living in this beautifully maintained 3 bedroom plus den, 2.5 bath townhome nestled in the established community of Kirkness! Ideally situated facing a park, this home has tons of windows that flood the space with natural light. The main floor features a fantastic kitchen complete with an oversized 10' island with eating bar, granite counters & stainless steel appliances. A 2-piece bath room, large pantry, and laundry room complete this level. Upstairs, the primary suite boasts a walk-in closet & 4-piece ensuite, joined by two more generously sized bedrooms and another 4-piece bath. On the lower level, a cozy den with fireplace off the foyer offers a great flex space for an office or kids space too. Add to that 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 2018

### Essential Information

MLS® #	E4428967
Price	\$344,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,402
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	4 3025 151 Avenue
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3W4

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Tankless, Parking-Visitor, Vinyl Windows
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, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Kirkness, St.Bonaventure  
Middle Bracco,Bannerman  
High St FX, O'leary

### **Additional Information**

Date Listed April 3rd, 2025  
Days on Market 4  
Zoning Zone 35  
Condo Fee \$225

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