

## \$345,000 - 3025 151 Avenue, Edmonton

MLS® #E4439514

### \$345,000

3 Bedroom, 2.50 Bathroom, 1,316 sqft  
Condo / Townhouse on 0.00 Acres

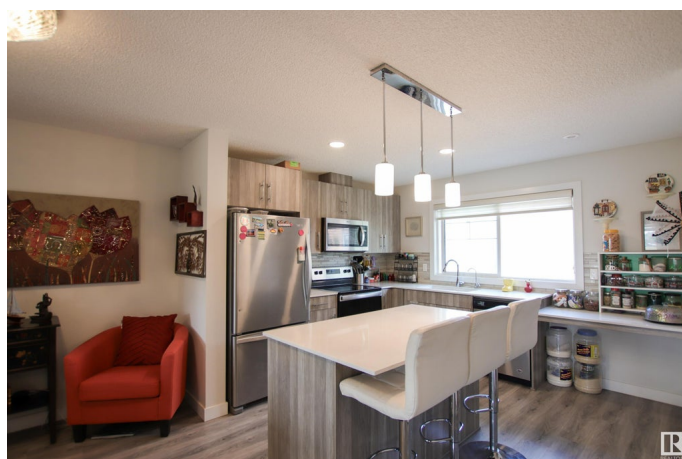
Kirkness, Edmonton, AB

Discover modern living in this beautifully maintained 3 bedroom plus den, 2.5 bath townhome nestled in the community of Kirkness! Ideally situated facing an open field & not backing directly on to another unit which is perfect with all the windows this home has to bring in a ton of natural light. The main floor features a spacious living & dinning room. The kitchen complete with an island, granite countertops & stainless steel appliances. A 2pc bath & laundry room complete this level. Upstairs you will find the primary suite with walk-in closet & 4pc ensuite. 2 generously sized bedrooms & 4pc bath finish this floor. On the lower level, a cozy den that makes a great flex space for an office, kids space or 4th bedroom. On top of all this add 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 2019

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4439514  |
| Price    | \$345,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,316             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

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

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, Parking-Visitor |
| 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, Water Distiller |
| 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, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 35        |
| Condo Fee      | \$225          |



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Listing information last updated on June 15th, 2025 at 2:02am MDT