

## **\$329,900 - 41 3025 151 Avenue, Edmonton**

MLS® #E4433191

**\$329,900**

3 Bedroom, 2.50 Bathroom, 1,411 sqft

Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Wonderfully maintained three bedroom, 2.5 bath condo in a well run newer complex surrounded by parks and schoolyards. This one faces the central park. Enter on the lower level to a generous foyer with the double garage and utility room completing this level. Note the tankless hot water system...Upstairs to the open concept main floor that is exceptionally light and bright with lots of windows. Huge Island and lots of quality cabinets for storage in the kitchen with SS appliances, granite counters and a thoughtful design. The dining area is spacious with room for a large family. A nice sized pantry, two piece bath and convenient laundry room are just around the corner. The living area is spacious with a fireplace and entry onto the deck overlooking the central park. Upstairs has two good sized bedrooms, a four piece main bath and nice sized primary bedroom with a walk in closet, three piece ensuite bath with a walk in shower. This home shows exceptionally well....

Built in 2019

### **Essential Information**

MLS® # E4433191

Price \$329,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,411
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	41 3025 151 Avenue
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3W4

### Amenities

Amenities	Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	2
Zoning	Zone 35
Condo Fee	\$225

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 30th, 2025 at 2:17am MDT