# \$345,000 - 15 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 15 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

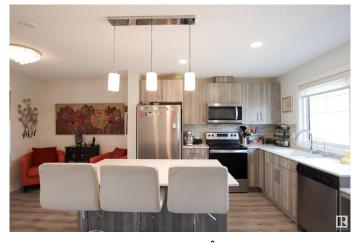
## **Additional Information**

Date Listed May 30th, 2025

Days on Market 17

Zoning Zone 35

Condo Fee \$225



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Listing information last updated on June 16th, 2025 at 2:17pm MDT