

## \$326,980 - 56 3025 151 Avenue, Edmonton

MLS® #E4440139

**\$326,980**

3 Bedroom, 2.50 Bathroom, 1,412 sqft

Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this stylish and well taken care of townhome located in Kirkness just minutes away from all amenities. This townhome fronts onto a beautiful green space/ Park and is walking distance to all levels of schooling making it a perfect starter home for a growing family. The main level floor offers a large entrance a flex room / den and a double attached garage. The upper main level you will find a large living room that's wide open to the kitchen and dining area. This floor also includes a laundry room and half bath. The upper level has a total of 3 bedrooms which includes a large primary bedroom with a 3 pc ensuite and a walk in closet. The additional 2 bedrooms share a 4piece bathroom.

Built in 2018

### Essential Information

MLS® #	E4440139
Price	\$326,980
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,412
Acres	0.00
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	Hot Water Tankless, See Remarks, HRV System
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
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, Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	13
Zoning	Zone 35
Condo Fee	\$226

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