

Courtesy Of Mauricio Niemeyer Of Liv Real Estate

## \$239,500 - 2905 151 Av, Edmonton

MLS® #E4444372

**\$239,500**

3 Bedroom, 1.50 Bathroom, 1,133 sqft

Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Just one minute to the Henday and only 5 minutes to the Clareview LRT Station or the shopping/entertainment mecca of Manning Town Centre! Kirkness is a beautiful, quiet, family-friendly Community with an abundance of green-space in North East Edmonton. Enjoy being an incredibly short drive to either Sherwood Park, St. Albert or the Edmonton Garrison. This immaculately kept 2 Storey Townhouse, with low Condo Fees, and a private, fully fenced-in backyard, is a dream find, at this Price Point. Extreme pride of ownership is evident throughout this 3 bedroom, 2 bathroom spacious home. Enjoy piece of mind, with a newer furnace and hot water tank; both replaced in 2019. The sleek kitchen has had a modern face-lift with a gorgeous tile backsplash, newer cabinets and a stylish countertop; lovely to cook in! With 3 spacious bedrooms upstairs and a huge, open basement, this is the ideal home for a growing family! Walking distance to schools and 2 parking spots; this Townhouse is a prime Investment opportunity!

Built in 1981

### Essential Information

MLS® # E4444372

Price \$239,500



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,133
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2905 151 Av
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2E3

### Amenities

Amenities	On Street Parking, Detectors Smoke, Fire Pit, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Smart/Program. Thermostat
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete, Stucco, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools

Roof	Asphalt Shingles
Construction	Concrete, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Kirkness School
Middle	John D. Bracco School
High	Eastglen School

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	55
Zoning	Zone 35
Condo Fee	\$300

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