

## \$344,900 - 56 3025 151 Avenue, Edmonton

MLS® #E4427620

**\$344,900**

3 Bedroom, 2.50 Bathroom, 1,441 sqft

Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Exceptional condominium is the perfect new home for your family! Facing a central park, this is a most desirable location! Double attached garage; and the balance of the lower level is developed with a large den, utility room & spacious foyer. Upstairs to the main level and you will appreciate the open and spacious living area with dining room; kitchen with granite counter tops, huge island with eating bar, stainless steel appliances and coffee station. . The pantry, laundry closet and a half bath are conveniently located here. Large living room has a door to a private balcony. The upper level offers a large owners suite with walk-in closet and full ensuite bath. There are two more spacious bedrooms and a second full bath here. Well maintained and upgraded.

Built in 2018

### Essential Information

MLS® #	E4427620
Price	\$344,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,441
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	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	26
Zoning	Zone 35
Condo Fee	\$226

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Listing information last updated on April 20th, 2025 at 6:17am MDT