

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 | 12              |
| Zoning         | Zone 35         |
| Condo Fee      | \$300           |

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Listing information last updated on July 8th, 2025 at 7:17pm MDT