

Courtesy Of Rachel Gubaton Of MaxWell Polaris

## \$333,000 - 3043 151 Av, Edmonton

MLS® #E4429366

**\$333,000**

3 Bedroom, 2.50 Bathroom, 1,466 sqft  
Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Explore the pinnacle of modern living in this meticulously maintained 3 bedroom plus den, 2.5 bath townhome, nestled in the desirable community of Kirkness. This residence is awash in natural light, thanks to its numerous windows. The main floor boasts a gourmet kitchen, complete with an oversized 10' island, Quartz counters, and stainless steel appliances. A 2-piece bathroom, spacious pantry, and laundry room complete this level. Upstairs, the primary suite features a walk-in closet and 3-piece ensuite, joined by two more generously sized bedrooms and another 4-piece bath. On the lower level, a cozy den offers a versatile space for an office or kids' area or 4th bedroom. A DOUBLE ATTACHED GARAGE provides ample storage. This exceptional location offers seamless access to parks, schools, transit, and major roadways, with the added benefit of being mere minutes from the scenic Fraser Ravine and Manning Town Center including the ACTIVE LIFESTYLE OF THE NORTH-Cabela's.

Built in 2019

### Essential Information

MLS® #	E4429366
Price	\$333,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,466
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	3043 151 Av
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3W4

### **Amenities**

Amenities	Detectors Smoke, Front Porch
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 5th, 2025

Days on Market 3

Zoning Zone 35

Condo Fee \$225

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