

Courtesy Of Rachel Gubaton Of MaxWell Polaris

## **\$333,900 - 3031 151 Avenue, Edmonton**

MLS® #E4435809

**\$333,900**

4 Bedroom, 2.50 Bathroom, 1,465 sqft  
Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

IMPRESSIVE Handsome Facade Fiber Cement Architecture. The lush natural beauty of the North as the Raven Crest Golf & Country Club and Edmonton's Best Swimming pool as its backdrop. Landmark MASTER BUILDER Home on the Park. ++++++ TURNKEY INVESTMENT FEATURES: 2019 Built, DOUBLE ATTACHED GARAGE, 4 Beds or with a cozy Den that offers Versatility, 2.5 Baths including En-suite, Gourmet CHEF'S Kitchen with UPGRADED RANGE HOODFAN, an OVERSIZED 10 ft Gorgeous Quartz Countertops, Tankless HOT Water Tank & FURNACE Yearly Serviced & Optimally Maintained. Generous Full Size Washer & Dryer on Main & a Look-Out Balcony. This exceptional location offers seamless access to transit, major highways to Fort Sask, Sherwood Park, St. Albert. A Pleasant drive to the South either Hwy 216 parallel to the Scenic Routes. Added Benefit of quick minutes from the River Valley of Fraser Ravine and Manning Town Center. The Lifestyle of the North EXCITES! A former SHOWHOME Alike.

Built in 2019

### **Essential Information**

MLS® #	E4435809
Price	\$333,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,465
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3031 151 Avenue
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3W4

### Amenities

Amenities	On Street Parking, Detectors Smoke, Dog Run-Fenced In, Front Porch, Hot Water Tankless, Parking-Extra
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Fiber Cement
Exterior Features	Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Fiber Cement
Foundation	Concrete Perimeter

### School Information

Elementary	Kirkness Elem School
High	John D. Bracco School

### Additional Information

Date Listed	May 10th, 2025
Days on Market	2
Zoning	Zone 35
Condo Fee	\$225

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 12th, 2025 at 2:17pm MDT