

Courtesy Of Tanya Fowler Of 2% Realty Pro

## \$327,500 - 38 3025 151 Avenue, Edmonton

MLS® #E4464368

### \$327,500

3 Bedroom, 2.50 Bathroom, 1,419 sqft  
Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Discover modern living in this beautifully maintained 3 bedroom plus den, 2.5 bath townhome nestled in the community of Kirkness! This home has a ton of natural like through out. The main floor has a spacious living & dinning room. The kitchen complete with an island, granite countertops & stainless steel appliances. A 2pc bath & laundry room complete this level. Upstairs you will find the primary suite with walk-in closet & 4pc ensuite. 2 generously sized bedrooms & 4pc bath finish this floor. On the lower level, a cozy den that makes a great flex space for an office, kids space or 4th bedroom. On top of all a double attached garage and you have it ALL! This fantastic location offers easy access to parks, schools, transit & major roadways. Take a walk to the beautiful Fraser ravine or take a quick two minute drive to enjoy the amenities at Manning Town Center

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464368  |
| Price      | \$327,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,419             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 38 3025 151 Avenue |
| Area        | Edmonton           |
| Subdivision | Kirkness           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Y 3W4            |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Deck, Detectors Smoke, Parking-Visitor |
| Parking   | Double Garage Attached                 |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 35            |
| Condo Fee      | \$241              |

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Listing information last updated on November 5th, 2025 at 11:32am MST