

## \$346,900 - 6 3025 151 Avenue, Edmonton

MLS® #E4435211

**\$346,900**

3 Bedroom, 2.50 Bathroom, 1,463 sqft

Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

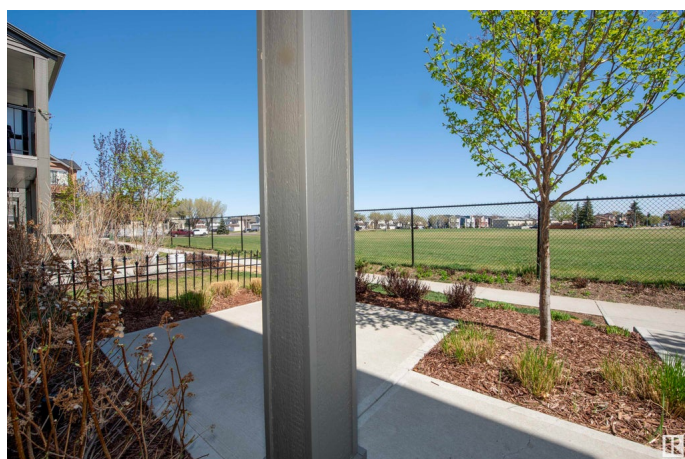
Step into the perfect blend of style and functionality in this impeccably maintained 3-bedroom + den, 2.5-bath townhome in the sought-after community of Kirkness. Natural light floods the main floor, featuring a gourmet kitchen with gleaming quartz counters, Stainless Steel appliances, ample storage, pantry and a spacious dining area. Upstairs, the primary suite includes a walk-in and full tiled ensuite bath, with two more generously sized bedrooms and a 4-piece bath. Quartz countertops are featured in both upper-level bathrooms. On the lower level, a cozy flex space with a built-in sink makes a perfect office with a coffee bar or optional 4th bedroom. Enjoy a peaceful scenic view from the balcony overlooking green space—perfect for morning coffee or evening unwinding. A double attached garage offers ample storage. Prime location parks, schools, transit, Fraser Ravine, including the active lifestyle hub of the North-Cabela's™s with quick access to Yellowhead/Henday and Sherwood Park. Come see it today!

Built in 2018

### Essential Information

MLS® # E4435211

Price \$346,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	6 3025 151 Avenue
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3W4

### Amenities

Amenities	Hot Water Tankless, Parking-Visitor, See Remarks, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, See Remarks
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, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation,

	Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	2
Zoning	Zone 35
Condo Fee	\$277

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Listing information last updated on May 10th, 2025 at 2:32am MDT