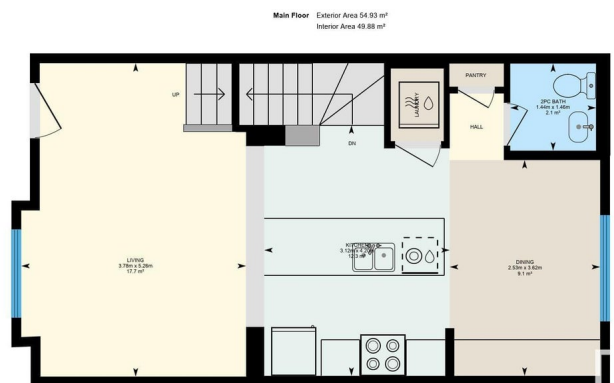


**\$344,900**

Kirkness, Edmonton, AB

A photograph of a modern, two-story townhome. The house features a mix of light brown horizontal siding and dark brown vertical siding. It has a prominent front porch with a dark brown roof and white columns. The porch has a white door and a window. Above the porch is a balcony with a black metal railing. The house has several large windows with white frames. To the left of the house is a small blue and green children's playset. To the right is a small tree and some outdoor furniture. The house is set on a concrete foundation with a small yard in front.



Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427620  |
| Price          | \$344,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,441     |
| Acres          | 0.00      |

|            |                   |
|------------|-------------------|
| Year Built | 2018              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 56 3025 151 Avenue |
| Area        | Edmonton           |
| Subdivision | Kirkness           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Y 3W4            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |
| Foundation        | Concrete Perimeter       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 25               |
| Zoning         | Zone 35          |
| Condo Fee      | \$226            |

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Listing information last updated on April 19th, 2025 at 8:32am MDT