

## \$275,000 - 47 3025 151 Avenue, Edmonton

MLS® #E4459154

**\$275,000**

2 Bedroom, 2.50 Bathroom, 1,094 sqft

Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Stylish, modern, and move-in ready, this 1,095 sq ft 3-storey townhouse in the community of Kirkness has it all. The open concept design is filled with natural light, showcasing sleek cabinets to the ceiling, stainless steel appliances, granite countertops, and a large island with built-in sink that is perfect for cooking and entertaining. The dining area is spacious for hosting, while the family room features a striking accent wall that sets the stage for cozy movie nights. A convenient 2-piece bath completes the main floor. Upstairs you will find two generous bedrooms, each with walk-in closets and their own 4-piece ensuites, plus the bonus of upstairs laundry. Step out onto your private balcony to enjoy morning coffees or evening BBQs. With Rundle Park Golf Course, Clareview Town Centre, and the Clareview Recreation Centre and Pool just minutes away, this home offers the perfect blend of lifestyle and location. Do not miss this opportunity, your modern townhouse dream is waiting.

Built in 2019

### Essential Information

MLS® # E4459154

Price \$275,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,094             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 47 3025 151 Avenue |
| Area        | Edmonton           |
| Subdivision | Kirkness           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Y 3W4            |

### Amenities

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, Parking-Visitor, Vinyl Windows, HRV System |
| Parking   | Single Garage Attached, Tandem                                                                            |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Kirkness School       |
| Middle     | J. J. Bowlen Catholic |
| High       | Cardinal Collins High |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 34                   |
| Zoning         | Zone 35              |
| Condo Fee      | \$190                |

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Listing information last updated on October 27th, 2025 at 3:17pm MDT