

## \$339,900 - 40 3025 151 Avenue, Edmonton

MLS® #E4465099

**\$339,900**

3 Bedroom, 2.50 Bathroom, 1,400 sqft

Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this beautiful end-unit townhome, perfectly situated in a quiet complex that backs onto Kirkness Park. A den/flex room on the main floor offers the perfect space for a home office, playroom, or guest area, with direct access to the double car garage for everyday convenience. The open concept living area features a fireplace, and access to a private balcony, perfect for relaxing or entertaining. The bright white kitchen offers stainless steel appliances, a stylish island, and pantry. Just off the kitchen, you'll find a 2-piece bathroom and a laundry area for added ease. Upstairs, you'll find a spacious primary suite with a walk-in closet and 3-pc ensuite bathroom, along with two additional bedrooms and 4-pc bathroom. This well-kept home is in an excellent location, steps to Kirkness school and just a 3-minute drive to Manning Town Centre!

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465099  |
| Price      | \$339,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,400             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 40 3025 151 Avenue |
| Area        | Edmonton           |
| Subdivision | Kirkness           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Y 3W4            |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Off Street Parking, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                   |
| Parking        | Double Garage Attached                              |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Mantel                                                                                                       |
| Stories           | 3                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | None, No Basement                                                                                            |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Vinyl                                                                                           |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Kirkness School  
Middle                              John D. Bracco School  
High                                Eastglen School

**Additional Information**

Date Listed                      November 7th, 2025  
Days on Market                9  
Zoning                              Zone 35  
Condo Fee                        \$241

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