

## \$175,000 - 2306 151 Avenue, Edmonton

MLS® #E4439200

**\$175,000**

2 Bedroom, 1.00 Bathroom, 1,046 sqft

Condo / Townhouse on 0.00 Acres

Fraser, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Description: Nestled in a peaceful community, this beautifully renovated condo offers a bright, airy layout with modern finishes throughout. Enjoy contemporary lighting, sleek quartz countertops, spacious bedrooms, and a thoughtfully designed interior that blends comfort with style. The exterior of the building has been fully upgraded to enhance its architectural charm and curb appeal. Your private patio offers the perfect amount of space for entertaining, watching the sunset, or stargazing in serenity. Additional highlights include - no neighbors above for added privacy and quiet, in-suite laundry for ultimate convenience, ample adjacent storage space, proximity to parks, schools, recreation centres, restaurants, and quick access to the Anthony Henday. Opportunities like this donâ€™t come oftenâ€”make this stunning home yours!

Built in 1982

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4439200  |
| Price      | \$175,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,046                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2306 151 Avenue |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2L1         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Parking-Visitor, Storage-In-Suite, Storage-Locker Room |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Compactor, Dishwasher - Energy Star, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Countertop Gas, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert, Mantel, Tile Surround   |
| # of Stories      | 2   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Asphalt, Fiber Cement, Stucco                          |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Asphalt, Fiber Cement, Stucco      |
| Foundation   | Concrete Perimeter                       |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Fraser Elementary |
| Middle     | John D, Bracco    |
| High       | Cardinal Collins  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 18             |
| Zoning         | Zone 35        |
| Condo Fee      | \$412          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 6:02pm MDT