

\$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 7
Zoning Zone 35
Condo Fee \$241

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