

## \$485,500 - 2904 151a Avenue, Edmonton

MLS® #E4429380

### \$485,500

3 Bedroom, 3.00 Bathroom, 1,265 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Wow, 2 Garages! Double attached 5.80 x 6.24 and double detached 6.1 x 6.1. It is an exceptionally well-maintained home with three bedrooms and three bathrooms, a fully finished basement with a family room, den, full bathroom, and lots of storage. Recent upgrades include new shingles in 2020, a Hot Water Tank in 2022, and new appliances: Fridge, Dishwasher, and Stove in 2024—a large corner lot with lots of parking for guests and an RV pad. It's a great location, just a few minutes from Anthony Henday and Manning Crossing, close to the Shopping Centre & schools. Excellent value here!

Built in 2001

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4429380               |
| Price          | \$485,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,265                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2904 151a Avenue |
| Area        | Edmonton         |
| Subdivision | Kirkness         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 2Y8          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking Spaces | 8  |
| Parking        | Double Garage Attached, Double Garage Detached                                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 35         |

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Listing information last updated on April 19th, 2025 at 2:47am MDT