

## \$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	10
Zoning	Zone 35
Condo Fee	\$412

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