

## \$469,000 - 2931 151a Avenue, Edmonton

MLS® #E4456387

**\$469,000**

5 Bedroom, 3.00 Bathroom, 1,252 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

**LOCATION, LOCATION, LOCATION!!!** This stunning 5-bedroom, 3-bathroom home with a double car garage has been fully transformed with over \$90,000 in renovations, offering the perfect blend of style and comfort. This home also features a fully finished basement with a second kitchen and two additional bedrooms perfect for extended family, guests. Enjoy a brand-new modern kitchen with waterfall countertops, glass railing, all new appliances, two beautifully upgraded bathrooms, new lighting, and sleek new blinds. Major updates include a new roof, furnace, hot water tank, air conditioning, and fresh paint throughout, plus a water softener and rental water filter that stays. Ideally situated near Fraser School, Bannerman School, John D. Bracco School, Kirkness School, Gurudwara Nanaksar Sahib, Manning Town Centre, shopping, parks, and playgrounds, this home truly offers it all.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456387  |
| Price          | \$469,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,252     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2002                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2931 151a Avenue |
| Area        | Edmonton         |
| Subdivision | Kirkness         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 2Y5          |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                                        |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Stove-Gas, Washer, See Remarks, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Stories           | 2                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                        |

### Exterior

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

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
|-------------|---------------------|

Days on Market 11

Zoning Zone 35

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 September 16th, 2025 at 2:02am MDT