

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

MLS® #E4431690

**\$175,000**

2 Bedroom, 1.00 Bathroom, 1,046 sqft

Condo / Townhouse on 0.00 Acres

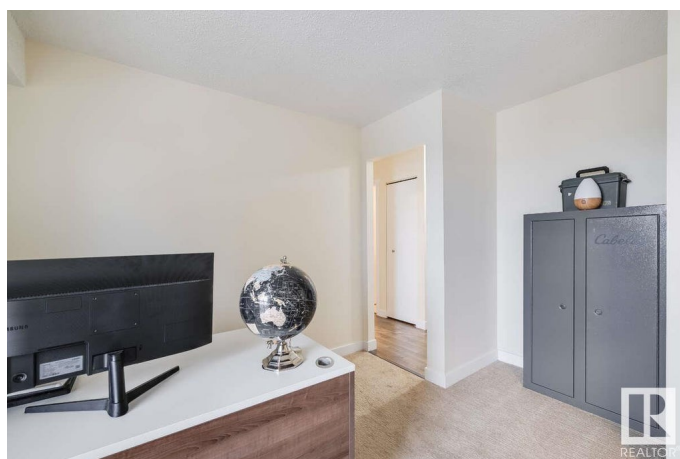
Fraser, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Located in a peaceful community, youâ€™ll find this renovated gem featuring a bright airy layout, contemporary lighting, quartz countertops, spacious bedrooms, and modern finishes throughout!! The exterior building is completely upgraded to complement the building's architectural design and maintain its curb appeal. Further, your private patio offers plenty of space to entertain, enjoy the sunset or simply star gaze! There is ample storage space adjacent to the unit, insuite laundry and no one living above you!! Itâ€™s conveniently located close to parks and recreational centres, schools, restaurants and the Anthony Henday. Donâ€™t miss your chance

Built in 1982

### Essential Information

MLS® #	E4431690
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-Built-In, 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                      April 18th, 2025  
Days on Market                35  
Zoning                              Zone 35  
Condo Fee                        \$412

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