

## \$185,000 - 2306 151 Avenue, Edmonton

MLS® #E4431690

**\$185,000**

2 Bedroom, 1.00 Bathroom, 1,046 sqft

Condo / Townhouse on 0.00 Acres

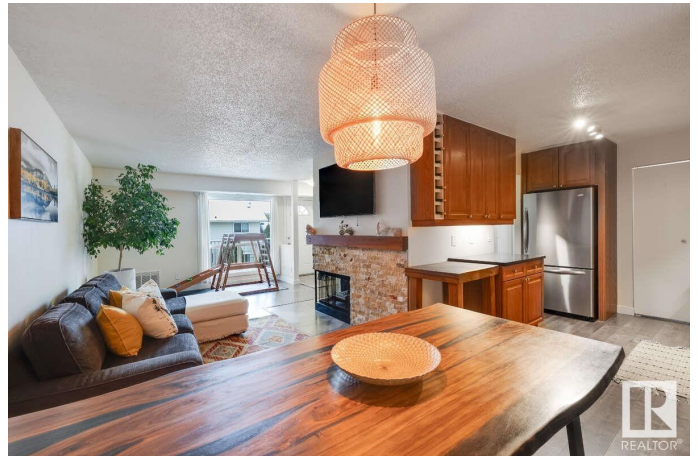
Fraser, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". This strikingly renovated unit is your breath of fresh air! Located in the peaceful, quiet Fraser community, this haven is conveniently positioned near all your desired entertainment and leisure facilities – shops, schools, playgrounds, public transportation and the Anthony Henday. Current exterior upgrades to the building include external finishings, lights, windows and your private patio; just the right enhancements to complement the building's architectural design and maintain its curb appeal. Remarkable interior renovations to the family room, bedrooms, washroom, kitchen and den (Den may be converted upon request). And you'll be delighted to experience the warm cozy aura from ample exposure to natural light through large windows. Included upgraded water tank, a serviced furnace, stainless-steel appliances and the perfect amount of outdoor storage space adjacent to the unit.

Built in 1982

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4431690  |
| Price    | \$185,000 |
| 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 | 16               |
| Zoning         | Zone 35          |
| Condo Fee      | \$412            |

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Listing information last updated on May 4th, 2025 at 5:02am MDT