

# \$499,999 - 2306 151 Avenue, Edmonton

MLS® #E4413619

**\$499,999**

2 Bedroom, 1.00 Bathroom, 1,112 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 finishing, 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 office (office may be converted into additional bedroom). 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® #	E4413619
Price	\$499,999
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	1,112
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, Patio, Smart/Program. Thermostat, Storage-Locker Room, Television Connection, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Compactor, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
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, Stucco
Exterior Features	Fenced, Golf Nearby, Partially Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Fraser Elementary
Middle	John D, Bracco
High	Cardinal Collins

### **Additional Information**

Date Listed	November 14th, 2024
Days on Market	145
Zoning	Zone 35
Condo Fee	\$463

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Listing information last updated on April 8th, 2025 at 6:47pm MDT