

\$175,000 - 2306 151 Avenue, Edmonton

MLS® #E4439200

\$175,000

2 Bedroom, 1.00 Bathroom, 1,046 sqft
Condo / Townhouse on 0.00 Acres

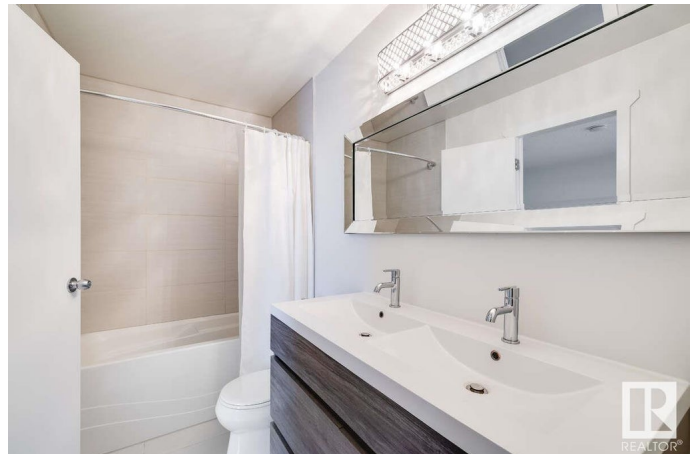
Fraser, Edmonton, AB

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	42
Zoning	Zone 35
Condo Fee	\$412

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 July 9th, 2025 at 11:32pm MDT