

## \$194,900 - 2326 151 Avenue, Edmonton

MLS® #E4452258

**\$194,900**

2 Bedroom, 1.00 Bathroom, 933 sqft

Condo / Townhouse on 0.00 Acres

Fraser, Edmonton, AB

Beautifully updated 2-bedroom, 932 sq ft main-floor carriage home with energized parking stall right in front of the unit. Brand new furnace, hot water system, and flooring throughout. Stunning high-end kitchen with quartz counters, under-cabinet lighting, walk-in pantry, glass backsplash, and soft-close drawers/cabinets. Upgraded bathroom with quartz counter and new cabinetry. Spacious master suite with walk-through closet to bath; second bedroom with French doors makes a perfect guest room, den, or office. Cozy wood-burning fireplace between living and dining rooms, in-suite laundry, and large west-facing fully fenced patio. Perfect for pets. Exterior storage for added space. No smoking and no pets previously. Well-kept complex with visitor parking, close to shopping, schools, parks, bus, LRT, and quick access to Anthony Henday. Affordable living at its finest.

Built in 1982

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452258  |
| Price          | \$194,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 933       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1982              |
| Type       | Condo / Townhouse |
| Sub-Type   | Carriage          |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2326 151 Avenue |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2L1         |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Off Street Parking, No Animal Home, No Smoking Home, Storage-In-Suite |
| Parking   | Stall                                                                 |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Fireplace    | Yes                                                              |
| Fireplaces   | Brick Facing                                                     |
| Stories      | 1                                                                |
| Has Basement | Yes                                                              |
| Basement     | None, No Basement                                                |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 40               |
| Zoning         | Zone 35          |
| Condo Fee      | \$408            |

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 18th, 2025 at 3:17am MDT