

## \$310,000 - 22 2419 133 Avenue, Edmonton

MLS® #E4457787

**\$310,000**

3 Bedroom, 3.00 Bathroom, 1,557 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Welcome to Kernohan 35+ Adult Living! This spacious 2-storey townhouse offers over 1,550 sq ft of living space with a functional layout for comfortable family living. The main floor features a bright living room with gas fireplace, a dining area, and a well-planned kitchen with ample storage. Upstairs you'll find three generous bedrooms including a primary suite with ensuite, plus a full main bath. Laundry is located on the 2nd level for convenience. The fully finished basement provides a large recreation space, additional storage. Enjoy outdoor living on the private deck with landscaped surroundings. Notable updates include a tankless hot water system and a new furnace. A double attached garage plus visitor parking ensures convenience. This quiet community offers nearby shopping, parks, and easy access to the river valley. Condo fees include exterior maintenance, snow removal, landscaping, reserve fund, and professional management. A well-kept home in a desirable location, ready for its next owner!

Built in 1995

### Essential Information

MLS® # E4457787

Price \$310,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 1,557             |
| Acres          | 0.00              |
| Year Built     | 1995              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 22 2419 133 Avenue |
| Area        | Edmonton           |
| Subdivision | Kernohan           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 5A5            |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Deck, Hot Water Tankless, Parking-Visitor, Vinyl Windows |
| Parking   | Double Garage Attached                                   |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                              |
| Fireplaces        | Corner, Glass Door, Tile Surround                                                                                                                                |
| Stories           | 3                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                  |
| Exterior Features | Landscaped, Low Maintenance Landscape, No Back Lane, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 15th, 2025 |
| Zoning      | Zone 35              |
| Condo Fee   | \$445                |

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Listing information last updated on September 15th, 2025 at 6:47pm MDT