

## \$299,900 - 2731 136 Avenue, Edmonton

MLS® #E4428802

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,409 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Beautifully renovated! This oversized-lot townhouse offers 3 bedrooms, 1 full and 2 half baths, a finished basement, and an oversized heated, single attached garage. Updates include new flooring throughout, fresh paint, new baseboards, and updated bathrooms. The bright living room features a cozy wood-burning fireplace and sliding doors leading to a south-facing deck. The main floor includes a kitchen and dining area with easy garage access. Upstairs, the spacious primary bedroom has a private 2-piece ensuite, plus two additional bedrooms and a full bath. The finished basement provides extra living space. Low condo fees! Conveniently located near Victoria Trail, Hwy 16, and Anthony Henday, with quick access to shopping, schools, parks, LRT, and Edmonton Soccer East Centre. Walking distance to the River Valley.

Built in 1978

### Essential Information

MLS® #	E4428802
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,409



Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2731 136 Avenue
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4B3

### Amenities

Amenities	On Street Parking, Closet Organizers, Deck, Detectors Smoke
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Washer, See Remarks, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 3rd, 2025
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Days on Market	16
Zoning	Zone 35
Condo Fee	\$331

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