

## \$199,900 - 2563 135 Avenue, Edmonton

MLS® #E4430765

**\$199,900**

3 Bedroom, 1.00 Bathroom, 934 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Upgraded 3 bedroom townhouse in Kernohan! Perfect for investors, first time home buyers and young families, this 2 storey townhouse has been newly renovated and is move in ready. The large kitchen features newer cabinets, appliances, and paint with an open concept pass through window to the living room. Ideal for keeping an eye on the kids while you cook or entertaining guests. Upstairs showcases 3 bedrooms and a 4 piece bath, all with brand new modern vinyl plank flooring and new paint/trim. Downstairs is unfinished, perfect for storage space or to finish and make your own. Complete with second bathroom rough in and laundry. The private backyard makes this ideal for families with kids or pets looking for more space than an apartment. Welcome to your new home!

Built in 1977

### Essential Information

MLS® #	E4430765
Price	\$199,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	934
Acres	0.00
Year Built	1977



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2563 135 Avenue
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3S5

### Amenities

Amenities	Parking-Plug-Ins, Parking-Visitor
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 14th, 2025
Days on Market	19
Zoning	Zone 35

Condo Fee                \$225

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