

## \$249,999 - 2716 136 Avenue, Edmonton

MLS® #E4432265

**\$249,999**

3 Bedroom, 1.50 Bathroom, 1,279 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Located in Victoria Square I you'll find this 3 bedroom condo featuring new paint, lighting and carpet, upgraded kitchen and windows. The main floor features large front closet area, huge living room, kitchen with 4 appliances, patio doors to private back yard. Upper level with huge primary bedroom including walk in closet, 2nd and 3rd bedrooms are very spacious in size and the 4 pce. bathroom includes jetted soaker tub. Basement is complete with family room, laundry/utility room and understairs storage with shelving. Enjoy your days and evening in either the front yard or through the breezeway to the backyard.

Built in 1978

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4432265          |
| Price          | \$249,999         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,279             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2716 136 Avenue |
| Area        | Edmonton        |
| Subdivision | Kernohan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 4B2         |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Patio                  |
| Parking   | Front Drive Access, No Garage, Parking Pad Cement/Paved |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco                             |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Brick, Stucco                             |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 35          |
| Condo Fee      | \$308            |

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Listing information last updated on May 1st, 2025 at 9:18am MDT