# \$256,500 - 6946 31 Avenue, Edmonton

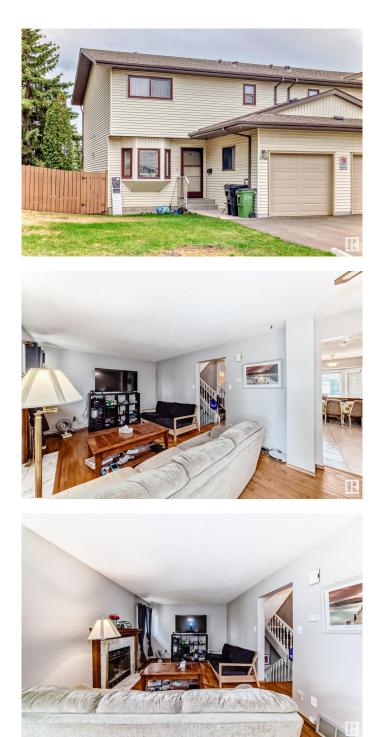
MLS® #E4436175

#### \$256,500

3 Bedroom, 2.50 Bathroom, 1,356 sqft Condo / Townhouse on 0.00 Acres

Kameyosek, Edmonton, AB

This Milton Court 1,248 sq ft end unit has a total of 3 bedrooms, 3 bathrooms, 2 storey townhouse located in the Kameyosek neighborhood in Millwoods. The main level has a large entrance, dining room, kitchen nook, family room, with woodburning fireplace, large kitchen with lots of cabinets, hardwood and ceramic flooring, newer paint, renovated 4-pce bath boasting a jetted soaker tub, tile surround, newer vanity & plumbing fixtures. The upper level has and open flex room, large primary bedroom with 3-pce ensuite and the 2nd bedroom is large in size. The basement level has a 1 bedroom, or second family room with new vinyl plank flooring, laundry room, has newer front load washer and dryer, 2-pce bath, separate storage & utility room area with high efficiency furnace, water heater & filtration system. The home has a single attached garage with opener and controller. The property is fully fenced for privacy and walking distance to schools. The unit comes with a outside assigned parking stall.



Built in 1988

#### **Essential Information**

MLS® #	E4436175
Price	\$256,500
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,356
Acres	0.00
Year Built	1988
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

## **Community Information**

Address	6946 31 Avenue
Area	Edmonton
Subdivision	Kameyosek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3X6

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom		
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,		
	Refrigerator, Stove-Electric, Washer, Window Coverings		
Heating	Forced Air-1, Natural Gas		
Stories	3		
Has Basement	Yes		
Basement	Full, Finished		

### Exterior

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

#### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	7
Zoning	Zone 29
Condo Fee	\$300

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 May 20th, 2025 at 9:47am MDT