\$256,500 - 6946 31 Avenue, Edmonton

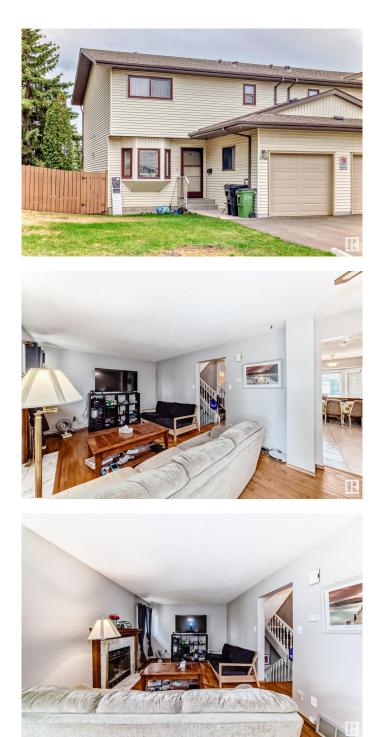
MLS® #E4436175

\$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 | 5 |
| Zoning | Zone 29 |
| Condo Fee | \$300 |

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Listing information last updated on May 18th, 2025 at 4:47pm MDT