

\$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 an 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 an 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 |
| Type | 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 | 24 |
| Zoning | Zone 29 |
| Condo Fee | \$300 |

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Listing information last updated on June 6th, 2025 at 2:47pm MDT