

## \$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	11
Zoning	Zone 29
Condo Fee	\$300

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