

# \$290,000 - 7 2419 133 Avenue, Edmonton

MLS® #E4449363

**\$290,000**

3 Bedroom, 3.00 Bathroom, 1,569 sqft  
Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Welcome to Ravine Estates, a 35+ adult living community just steps from the river! This bright and spacious 1,444 sq ft end-unit townhouse offers 3 bedrooms and 4 bathrooms, with an abundance of natural light from large windows throughout. The main floor includes a cozy corner gas fireplace, open living space, and a breakfast nook off the kitchen that leads to a generous deck - perfect for morning coffee or evening BBQs. Enjoy the convenience of central A/C, central vac, and recent upgrades including a newer furnace and hot water tank. Upstairs offers roomy bedrooms, and the fully finished basement features a second living room and half bath. Complete with an attached double garage and visitor parking right across the road. With the North Saskatchewan River Valley and Hermitage Park nearby - featuring scenic walking trails, picnic spots, and an off-leash dog area - this neighborhood offers a peaceful and active lifestyle.

Built in 1994

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449363  |
| Price      | \$290,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 2                 |
| Square Footage | 1,569             |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7 2419 133 Avenue |
| Area        | Edmonton          |
| Subdivision | Kernohan          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5A 5A5           |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home, Parking-Visitor, Storage-In-Suite |
| Parking   | Double Garage Attached, Insulated                                         |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                    |
| Fireplaces        | Corner                                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                         |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 35         |
| Condo Fee      | \$455           |

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Listing information last updated on August 4th, 2025 at 12:02pm MDT