

\$325,000 - 118 3625 144 Avenue, Edmonton

MLS® #E4426731

\$325,000

3 Bedroom, 2.50 Bathroom, 1,326 sqft
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

A Beautiful and spacious townhouse facing the green space with no front neighbors! This unit has a double attached garage, 3 bedrooms, 2.5 baths, and a modern main floor featuring hardwood floors and granite countertops gourmet kitchen with stainless steel appliances. FACING TO A WALKING TRAIL AND WIDE GREEN SPACE and with its prime location, you'll be walking distance from the CLAREVIEW RECREATION CENTRE , WALMART, OFF LEASH DOG PARK, LRT, and just minutes away from multiple shops and restaurants. The South front fenced low maintenance yard offers a great area to entertain outdoors plus you even have a BBQ gas line. Easy access to Manning Drive, Anthony Henday and the Yellowhead highway. Be ready to call this house your Dream Home.

Built in 2015

Essential Information

MLS® #	E4426731
Price	\$325,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,326
Acres	0.00



Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	118 3625 144 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0T3

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Dog Run-Fenced In, Hot Water Tankless, No Animal Home, No Smoking Home, Recreation Room/Centre, See Remarks, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Insulated, Rear Drive Access

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 20th, 2025
Days on Market	21
Zoning	Zone 35
HOA Fees	166.95
HOA Fees Freq.	Annually
Condo Fee	\$220

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