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

MLS® #E4430985

### \$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.



#### **Essential Information**

MLS® # E4430985 Price \$325,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2

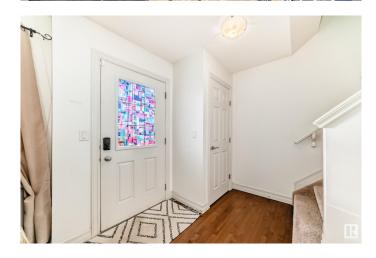
Half Baths 1

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 Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No

Smoking Home, Natural Gas BBQ Hookup

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Partial, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Gated Community, Landscaped, Park/Reserve, Paved Lane,

Playground Nearby, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby, See Remarks, Private Park Access

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 15th, 2025

Days on Market 21

Zoning Zone 35

HOA Fees 166.95

HOA Fees Freq. Annually

Condo Fee \$220

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