

\$399,900 - 3227 145 Avenue, Edmonton

MLS® #E4457771

\$399,900

5 Bedroom, 2.00 Bathroom, 931 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this beautifully maintained bi-level home, perfectly located in Edmonton's family-friendly Kirkness neighbourhood. Just minutes from schools, shopping centres, Manning Drive, and the Henday, this property offers both convenience and comfort. The main floor features a bright, spacious living room, a functional kitchen, and three bedrooms, including a full 4-piece bath—ideal for a growing family. The fully finished lower level adds two more bedrooms (5 total), a 3-piece bath, and a generous rec room, providing plenty of room for everyone. Storage is abundant throughout with multiple closets, while the backyard is a true highlight—featuring a two-tiered deck, raised garden beds, and loads of space for kids, pets, or summer entertaining. The double attached garage and large paved driveway ensure ample parking and practicality. Move-in ready with endless potential to upgrade and make it your own—don't miss this incredible opportunity to call Kirkness home!

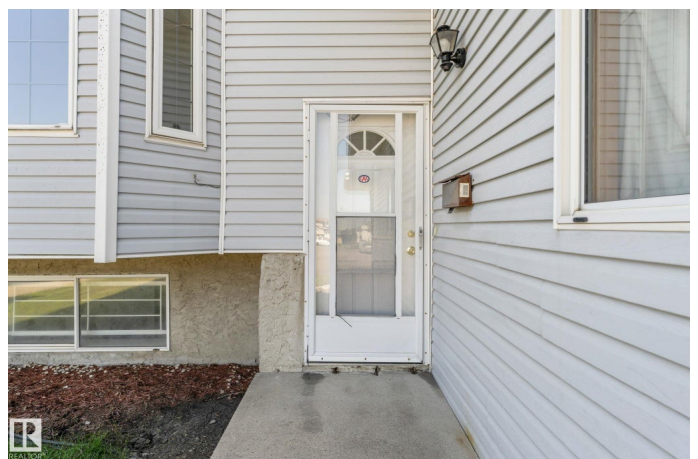
Built in 1988

Essential Information

MLS® # E4457771

Price \$399,900

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	931
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	3227 145 Avenue
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2E9

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke
Parking	Double Garage Attached

Interior

Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 13th, 2025
Days on Market 2
Zoning Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on September 15th, 2025 at 9:17pm MDT