

## **\$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	15
Zoning	Zone 35
HOA Fees	166.95
HOA Fees Freq.	Annually
Condo Fee	\$220

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