

# \$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

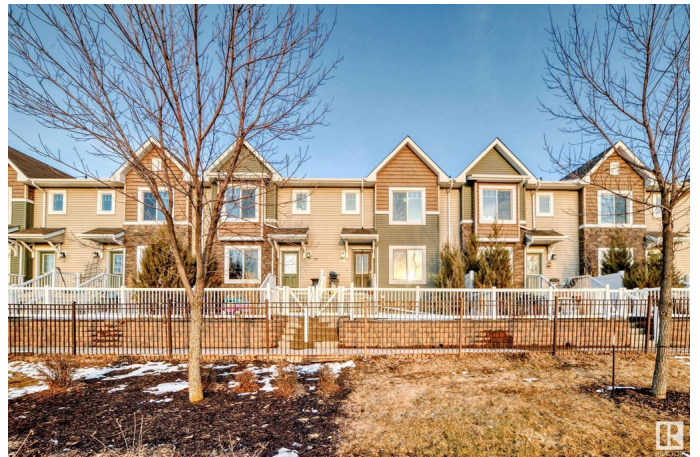
Clareview Town Centre, Edmonton, AB

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 | 14               |
| Zoning         | Zone 35          |
| HOA Fees       | 166.95           |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$220            |

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Listing information last updated on April 3rd, 2025 at 4:47pm MDT