\$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

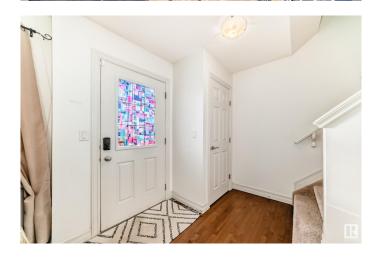
Half Baths 1

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 18

Zoning Zone 35

HOA Fees 166.95

HOA Fees Freq. Annually

Condo Fee \$220

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 May 3rd, 2025 at 2:17am MDT