

## \$199,000 - 3122 142 Avenue, Edmonton

MLS® #E4441839

**\$199,000**

3 Bedroom, 1.50 Bathroom, 1,045 sqft

Condo / Townhouse on 0.00 Acres

Hairsine, Edmonton, AB

Welcome to Cedarwood Village! This carpet-free 3-BDRM townhouse is the perfect opportunity for first-time buyers or savvy investors. Seller paid over \$50,000 for upgrades. This complex has full exterior facelift with BRAND NEW sidings, new windows & exterior doors, new shingles & new walkways. The main floor features a spacious living room, formal dining, powder room, & a bright eat-in kitchen ideal for family meals or entertaining. Upstairs, youâ€™ll find 3 generously sized BDRMS & a large 4-piece bath. The basement is fully finished. Outside is your fully fenced, private backyard, ideal for summer BBQs or quiet relaxation. This home offers a huge potential. Located just 5 minutes from Manning Town Centre, & close to schools, shopping, parks, and major routes like Yellowhead Trail and Anthony Henday Drive, this home delivers both value and convenience.

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441839  |
| Price      | \$199,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,045             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3122 142 Avenue |
| Area        | Edmonton        |
| Subdivision | Hairsine        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1H2         |

### **Amenities**

|           |                 |
|-----------|-----------------|
| Amenities | Parking-Visitor |
| Parking   | Stall           |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                      |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 53              |

Zoning                      Zone 35  
Condo Fee                \$444



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