

Courtesy Of Guido Kamanzi Of Sterling Real Estate

## **\$329,000 - 112 3625 144 Avenue, Edmonton**

MLS® #E4424817

**\$329,000**

3 Bedroom, 2.50 Bathroom, 1,323 sqft  
Condo / Townhouse on 0.00 Acres

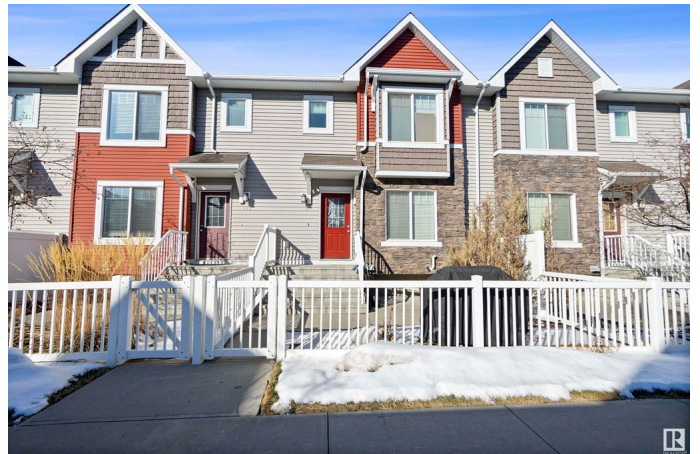
Clareview Town Centre, Edmonton, AB

Stunning 3-bedroom townhouse with 2.5 bathrooms and a secure double attached garage! Ideally located just minutes from the Manning Shopping Complex, Henday, and Yellowhead, this home is perfect for first-time buyers or investors. Featuring hardwood flooring and abundant natural light, the open-concept kitchen boasts granite countertops, a spacious island, and stainless steel appliances, including a microwave hood fan. The primary bedroom offers a private 4-piece ensuite and a walk-in closet. Enjoy energy efficiency with a high-velocity furnace, HRV system to lower utility costs, and a tankless water heater for endless hot water. The front fenced, low-maintenance yard includes a gas line ideal for outdoor entertaining. The complex offers green space, visitor parking, and is within walking distance to the LRT station, Clareview Rec Center, Cineplex theatre, and transit stops. Plus, a dog park is right across the street! Low condo fees make this an even better opportunity. Move in and enjoy!

Built in 2015

### **Essential Information**

MLS® #	E4424817
Price	\$329,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,323
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	112 3625 144 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0T3

### **Amenities**

Amenities	Detectors Smoke
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	28
Zoning	Zone 35
HOA Fees	166.95
HOA Fees Freq.	Annually
Condo Fee	\$217

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Listing information last updated on April 5th, 2025 at 2:17pm MDT