

## **\$325,000 - 116 3625 144 Avenue, Edmonton**

MLS® #E4433889

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,314 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this beautifully designed 2-storey townhouse featuring a double attached garage. Over 1300 sq ft with an inviting layout, perfect for modern living. The spacious living room is flooded with natural light and showcases newer vinyl plank flooring throughout the main floor. The open concept kitchen and dining area are ideal for entertaining: stainless steel appliances, granite countertops, a generous pantry, and a central island with seating—perfect for casual meals or family gatherings. Enjoy sunrises with breakfast or look out over the pathway. Step outside to enjoy your summer evenings on the front patio, complete with a gas line ready for your BBQ. Upstairs, brand new carpet leads you to a large primary bedroom featuring a walk-in closet and a 4-piece ensuite. Two additional bedrooms and a full bathroom provide ample space for family or guests. Laundry area is tucked out of the way. Located just steps from scenic walking trails and close to shopping, schools, transit, & Rec Centre.

Built in 2015

### **Essential Information**

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Price \$325,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,314             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 116 3625 144 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0T3               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Parking-Visitor, Patio, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached                                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 1st, 2025  
Days on Market                21  
Zoning                            Zone 35  
HOA Fees                        166.95  
HOA Fees Freq.                Annually  
Condo Fee                        \$220

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