

\$259,900 - 8 3645 145 Avenue, Edmonton

MLS® #E4427516

\$259,900

2 Bedroom, 2.50 Bathroom, 1,321 sqft
Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this lovely two storey townhouse located in Kirkness community. This functional layout offers a large main floor living room with **HARDWOOD** floors and a **GAS FIREPLACE** to stay cozy, updated **WHITE** kitchen with attached dining room and a renovated half bath on the main floor. Features include **AIR CONDITIONING**, this unit has seen many recent upgrades including , newer paint , **BRAND NEW 2025 HWT**, 2016 High efficient Furnace, along with newer **VINYL WINDOWS**. Upstairs boasts 2 **FULL BATHROOMS**, 2 spacious bedrooms and an updated ensuite bathroom. The secondary bedroom has a large walk in closet. The basement is **FULLY FINISHED** with a family room and access to the **SINGLE ATTACHED GARAGE**. This unit features **BRAND NEW FULLY FENCED** yard and has a back deck for outdoor living enjoyment Perfect for Pets! Condo has lower fees & is very well managed, condo has recently redone **NEW ASPHALT**, Great location backing onto green-space and close to the Clareview rec centre and great shopping. Don't miss out on this one.



Built in 1992

Essential Information

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|--------|-----------|
| MLS® # | E4427516 |
| Price | \$259,900 |

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|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,321 |
| Acres | 0.00 |
| Year Built | 1992 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

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|-------------|-------------------|
| Address | 8 3645 145 Avenue |
| Area | Edmonton |
| Subdivision | Kirkness |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 2S3 |

Amenities

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|-----------|--|
| Amenities | Air Conditioner, Deck, No Smoking Home |
| Parking | Single Garage Attached |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

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|--------------|--------------------|
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

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| Date Listed | March 26th, 2025 |
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|----------------|---|
| Days on Market | 7 |
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| Zoning | Zone 35 |
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| Condo Fee | \$333 |
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Listing information last updated on April 2nd, 2025 at 2:17am MDT