

\$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

MLS® #	E4427516
Price	\$259,900

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

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

Amenities

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

Interior

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

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 26th, 2025
Days on Market	9
Zoning	Zone 35
Condo Fee	\$333

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