

## \$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	10
Zoning	Zone 35
Condo Fee	\$333

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Listing information last updated on April 5th, 2025 at 12:17am MDT