

Courtesy Of Ricardo D Brito Of RE/MAX Elite

## **\$279,888 - 11 3645 145 Avenue, Edmonton**

MLS® #E4427822

**\$279,888**

3 Bedroom, 2.50 Bathroom, 1,378 sqft  
Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

A captivating home awaits you in Kirkness neighborhood. This exquisite home is meticulously WELL MAINTAINED and offers a warm inviting ambiance. As you step up the steps, you are greeted by a cozy living room that seamlessly flows into an OPEN KITCHEN. The kitchen boasts spacious cabinetry, countertops and all the ESSENTIAL STAINLESS STEEL APPLIANCES you need. The main floor is completed by a convenient 2-piece bathroom and Laundry Room. On the upper level, you will discover 3 BEDROOMS. The first master bedroom features a 4-PC ENSUITE BATH and a walk-through closet. The other 2 bedrooms are well sized and an additional 4-PC BATH completes the upper floor. As you make your way to the basement, you will find a spacious room/den/office, the mechanical room and your very own ATTACHED SINGLE GARAGE, providing shelter from the cold weather. This home is truly a must-see gem in the Kirkness neighborhood. Only a short drive to ANTHONY HENDAY, CLAREVIEW STATION and the beautiful CLAREVIEW REC CENTER.



Built in 1992

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4427822  |
| Price  | \$279,888 |

|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,378             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 11 3645 145 Avenue |
| Area        | Edmonton           |
| Subdivision | Kirkness           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Y 2S3            |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 35          |
| Condo Fee      | \$345            |

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Listing information last updated on April 5th, 2025 at 4:47am MDT