

\$328,000 - 117 3625 144 Avenue, Edmonton

MLS® #E4437415

\$328,000

3 Bedroom, 2.50 Bathroom, 1,309 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

No front neighbors! Perfectly situated with a view of a wide green space and scenic walking trails! This beautifully maintained 2-storey townhouse offers over 1,300 sq ft of stylish and functional living space. Featuring a double attached garage, 3 spacious bedrooms, and 2.5 bathrooms, this home is designed for comfort and convenience. The main floor boasts modern finishes, an open-concept layout ideal for entertaining, and a gourmet kitchen complete with granite countertops, stainless steel appliances, a central island with seating, and a generous pantry. Natural light floods the inviting living room, while the front patio—equipped with a BBQ gas line—provides the perfect spot to relax or entertain outdoors. Upstairs, you'll find a large primary bedroom with a walk-in closet and a 4-piece ensuite, as well as two additional bedrooms and a full bathroom. The home's prime location puts you within walking distance to Clareview Recreation Centre, Walmart, an off-leash dog park, the LRT station.

Built in 2015

Essential Information

MLS® # E4437415

Price \$328,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,309
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	117 3625 144 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0T3

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 20th, 2025
Days on Market	4
Zoning	Zone 35
Condo Fee	\$220

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