

\$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.

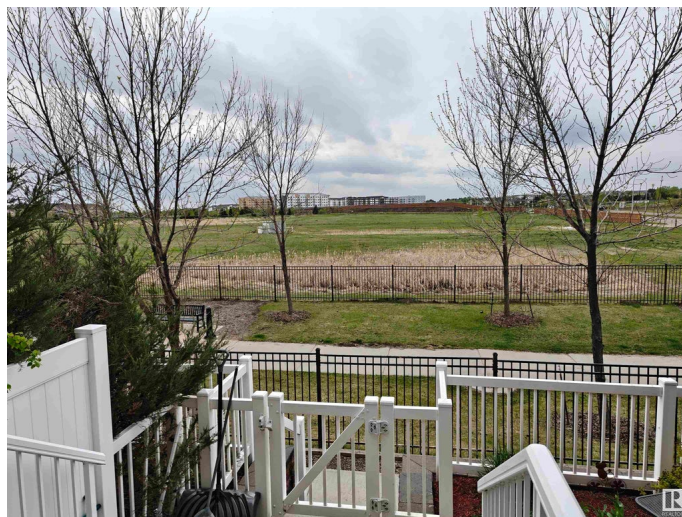
Built in 2015

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 | 18 |
| Zoning | Zone 35 |
| Condo Fee | \$220 |

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Listing information last updated on June 7th, 2025 at 7:02am MDT