

## \$325,000 - 116 3625 144 Avenue, Edmonton

MLS® #E4433889

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,314 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this beautifully designed 2-storey townhouse featuring a double attached garage. Over 1300 sq ft with an inviting layout, perfect for modern living. The spacious living room is flooded with natural light and showcases newer vinyl plank flooring throughout the main floor. The open concept kitchen and dining area are ideal for entertaining: stainless steel appliances, granite countertops, a generous pantry, and a central island with seating—perfect for casual meals or family gatherings. Enjoy sunrises with breakfast or look out over the pathway. Step outside to enjoy your summer evenings on the front patio, complete with a gas line ready for your BBQ. Upstairs, brand new carpet leads you to a large primary bedroom featuring a walk-in closet and a 4-piece ensuite. Two additional bedrooms and a full bathroom provide ample space for family or guests. Laundry area is tucked out of the way. Located just steps from scenic walking trails and close to shopping, schools, transit, & Rec Centre.

Built in 2015

### Essential Information

MLS® #	E4433889
Price	\$325,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,314
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	116 3625 144 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0T3

### Amenities

Amenities	Closet Organizers, Parking-Visitor, Patio, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 1st, 2025  
Days on Market                6  
Zoning                              Zone 35  
HOA Fees                         166.95  
HOA Fees Freq.                Annually  
Condo Fee                        \$220

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