

# \$335,000 - 103 3625 144 Avenue, Edmonton

MLS® #E4427633

**\$335,000**

3 Bedroom, 2.50 Bathroom, 1,292 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Stunning end-unit townhouse in Clareview Towne Centre! This spacious 3-bed, 2.5-bath home offers nearly 1,300 sq. ft. of modern living with hardwood floors, a gourmet kitchen featuring granite countertops, a large granite island, a stylish tile backsplash, and stainless steel appliances, plus a tankless hot water system. This beautiful home also features a fenced low-maintenance yard and a double attached garage. Located just steps from walking trails, an off-leash dog park, Clareview Recreation Centre, LRT, schools, shopping, and dining, with easy access to Manning Drive, Anthony Henday, and Yellowhead. A perfect blend of comfort and convenience—don't miss out!

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427633  |
| Price          | \$335,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,292     |
| Acres          | 0.00      |
| Year Built     | 2015      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 103 3625 144 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0T3               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Detectors Smoke, Hot Water Tankless, Parking-Visitor |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached                               |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Sifton School         |
| Middle     | John D. Bracco School |

High Eastglen School

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 9

Zoning Zone 35

HOA Fees 166.95

HOA Fees Freq. Annually

Condo Fee \$217

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