

## \$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

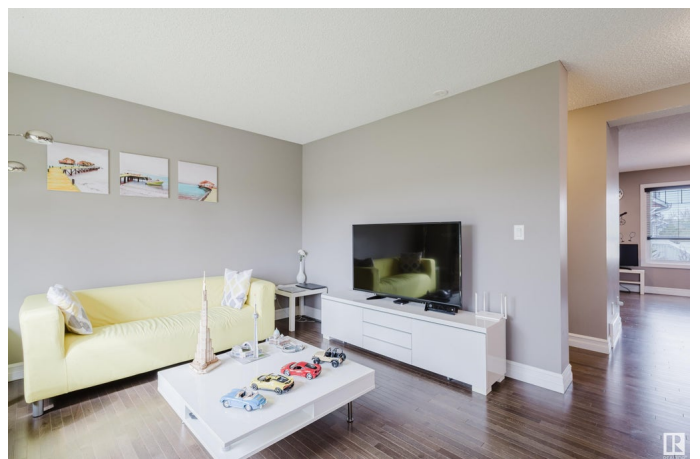
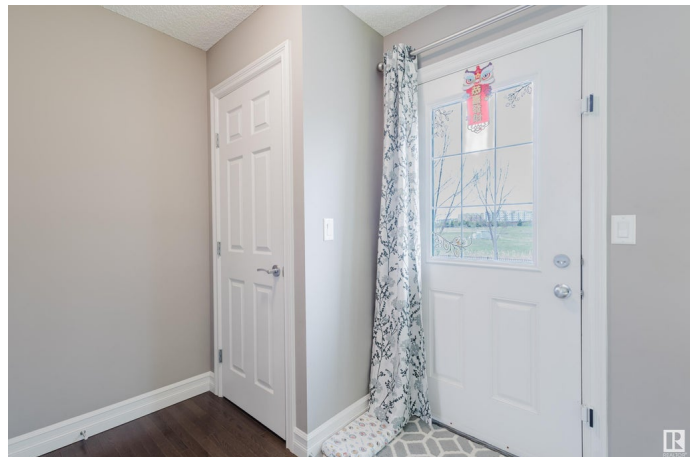
Clareview Town Centre, Edmonton, AB

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	2
Zoning	Zone 35
Condo Fee	\$220

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