

## **\$279,888 - 11 3645 145 Avenue, Edmonton**

MLS® #E4427822

**\$279,888**

3 Bedroom, 2.50 Bathroom, 1,378 sqft  
Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

A captivating home awaits you in Kirkness neighborhood. This exquisite home is meticulously WELL MAINTAINED and offers a warm inviting ambiance. As you step up the steps, you are greeted by a cozy living room that seamlessly flows into an OPEN KITCHEN. The kitchen boasts spacious cabinetry, countertops and all the ESSENTIAL STAINLESS STEEL APPLIANCES you need. The main floor is completed by a convenient 2-piece bathroom and Laundry Room. On the upper level, you will discover 3 BEDROOMS. The first master bedroom features a 4-PC ENSUITE BATH and a walk-through closet. The other 2 bedrooms are well sized and an additional 4-PC BATH completes the upper floor. As you make your way to the basement, you will find a spacious room/den/office, the mechanical room and your very own ATTACHED SINGLE GARAGE, providing shelter from the cold weather. This home is truly a must-see gem in the Kirkness neighborhood. Only a short drive to ANTHONY HENDAY, CLAREVIEW STATION and the beautiful CLAREVIEW REC CENTER.



Built in 1992

### **Essential Information**

MLS® #	E4427822
Price	\$279,888

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,378
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	11 3645 145 Avenue
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2S3

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	24
Zoning	Zone 35
Condo Fee	\$345

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Listing information last updated on April 20th, 2025 at 6:47am MDT