# \$165,000 - 3115 144 Avenue, Edmonton

MLS® #E4429274

### \$165,000

3 Bedroom, 2.50 Bathroom, 1,051 sqft Condo / Townhouse on 0.00 Acres

Hairsine, Edmonton, AB

Investor Alert or Perfect First Home! This spacious 3 bed, 2.5 bath townhome offers a functional layout with a partially finished basement featuring a rec room and half bath. Conveniently located next to the Anthony Henday for easy commuting. Clareview LRT Station is close by, and you're just minutes from Costco, Superstore, Walmart, and the Clareview Community Rec Centre. Situated near good schools and the river valley trail system, this location offers both convenience and lifestyle. A great opportunity with cashflow potential—don't miss it! Please note the property is sold as is where is at time of possession. No representations or warranties



#### **Essential Information**

MLS® # E4429274 Price \$165,000

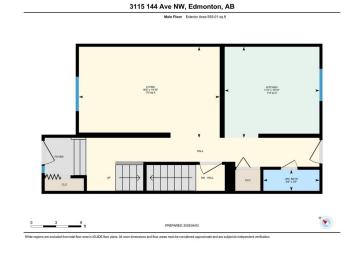
Bedrooms 3
Bathrooms 2.50
Full Baths 2

Half Baths 1

Square Footage 1,051 Acres 0.00 Year Built 1978

Type Condo / Townhouse







Sub-Type Townhouse
Style 2 Storey
Status Active

## **Community Information**

Address 3115 144 Avenue

Area Edmonton
Subdivision Hairsine
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 1H4

#### **Amenities**

Amenities See Remarks

Parking Stall

#### Interior

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features See Remarks

Roof Asphalt Shingles

Construction Wood

Foundation Concrete Perimeter

#### Additional Information

Date Listed April 5th, 2025

Days on Market 22

Zoning Zone 35

RE / Bank Owned Yes

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