

Courtesy Of David Pipella Of Century 21 Masters

## \$204,900 - 5522 145 Avenue, Edmonton

MLS® #E4427103

**\$204,900**

2 Bedroom, 1.50 Bathroom, 1,113 sqft  
Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Very Desirable Steele Heights Townhouse Condo!! Located in a close knit community it is a great place to raise a family and is walking distance to 4 schools!! This home has been well maintained over the years and has seen some renovations to the kitchen, bathroom, appliances and deck. The layout is very nice and open and features 2 bedrooms, 4 Piece Bathroom, a functional kitchen, large dining room and open great room with vaulted ceiling. The basement is undeveloped and ready for expansion. Steele Heights has a very active and hands on condo board with a long time management company that has completed the roofs, windows and doors in 2019 and is in the process of upgrading all fencing all while maintaining a healthy reserve fund for the future projects. Condo fees are very affordable leaving you room for your monthly expenses. Perfectly situated next to McLeod Park & McLeod Community League it offers great options for outdoor & community activities. Close to all shopping and Amenities. Don't miss this one!

Built in 1977

### Essential Information

MLS® # E4427103

Price \$204,900



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,113
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	5522 145 Avenue
Area	Edmonton
Subdivision	Casselman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3R2

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling
Parking Spaces	1
Parking	Front Drive Access, No Garage

### **Interior**

Appliances	Dishwasher-Portable, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	McLeod School Elementry
Middle	Steele Heights Jr
High	JJ Bowlen

### **Additional Information**

Date Listed	March 23rd, 2025
Days on Market	11
Zoning	Zone 02
Condo Fee	\$335

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 3rd, 2025 at 12:47am MDT