

Courtesy Of Michelle Cheney Of MORE Real Estate

## \$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 8

Zoning Zone 35

HOA Fees 166.95

HOA Fees Freq. Annually

Condo Fee \$217

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