

\$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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Listing information last updated on April 4th, 2025 at 3:47pm MDT