

## \$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

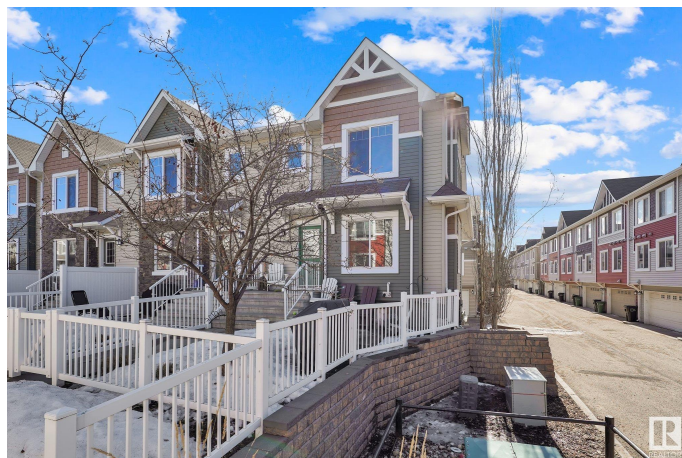
Clareview Town Centre, Edmonton, AB

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 convenienceâ€™donâ€™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	20
Zoning	Zone 35
HOA Fees	166.95
HOA Fees Freq.	Annually
Condo Fee	\$217

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Listing information last updated on April 16th, 2025 at 12:18pm MDT