

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 14

Zoning Zone 35

HOA Fees 166.95

HOA Fees Freq. Annually

Condo Fee \$217

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