# \$430,000 - 3314 145 Avenue, Edmonton

MLS® #E4432622

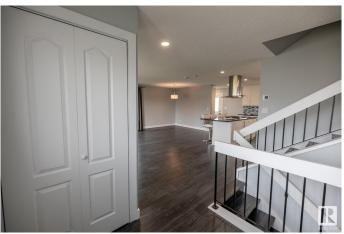
#### \$430,000

3 Bedroom, 2.50 Bathroom, 1,264 sqft Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this RENOVATED home! This 4 level split home has 3 bedrooms & 3 bathrooms. Located on a huge lot in a cul-de-sac. When you enter this home the main level is an open concept with lots of natural light. A renovated kitchen that is perfect for entertaining, it has a gas stove top, double wall ovens, dishwasher, the back entrance has storage closets for organization. Upstairs you have a 4 piece bath and 2 bedrooms, the primary bedroom has a huge walk in closet area with organizers that were done by California Closets. The Ensuite has a beautiful steam shower. The lower level is great for an entertainment space as it has an fireplace, wet bar, 2 piece bathroom, laundry area and 3rd bedroom. The basement is unfinished & awaiting your touch. Huge Yard with an oversized double garage, huge parking pad that you could easily put 4-6 vehicles or an RV. Upgrades include, roof, siding, windows, furnace, HWT, steam shower, (fence on 2 sides). Close to Schools, shopping, transportation & Anthony Henday.







Built in 1982

#### **Essential Information**

| MLS® # | E4432622  |
|--------|-----------|
| Price  | \$430,000 |

| Bedrooms       | 3                      |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,264                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

## **Community Information**

| Address     | 3314 145 Avenue |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Kirkness        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2E5         |

## Amenities

| Amenities      | Closet Organizers, Detectors Smoke, Patio |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Double Garage Detached, RV Parking        |

## Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Stove-Countertop Gas, Washer, Window |
|                   | Coverings, See Remarks  |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

| Exterior          | Wood, Vinyl   |
|-------------------|---|
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Private Setting, See Remarks |

| Roof         | Metal              |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

#### **Additional Information**

| Date Listed    | April 24th, 2025 |
|----------------|------------------|
| Days on Market | 13               |
| Zoning         | Zone 35          |

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Listing information last updated on May 7th, 2025 at 7:17pm MDT