

\$154,900 - 1 8005 144 Avenue, Edmonton

MLS® #E4465180

\$154,900

2 Bedroom, 1.00 Bathroom, 769 sqft
Condo / Townhouse on 0.00 Acres

Kildare, Edmonton, AB

END-UNIT townhome with private fenced yard. Corner lot provides extra windows and tons of parking. Updated kitchen with pantry and newer appliances (dishwasher spring 2024). 2 bedrooms up and 1 full bath. Bathroom beautifully renovated. Freshened-up paint throughout. Fully finished basement includes rec room, under-stairs storage, laundry room with newer Samsung front-load washer/dryer. Newer vinyl windows, hot water tank (March 2023), new smoke detectors (2025), furnace (replaced 2013, plus serviced Nov 2024 with new inducer motor). Aluminum wiring professionally pigtailed in Sept 2025 with updated switches. 1 energized parking stall (stal11). TV + mount in primary and living-room mount included. Laminate and vinyl flooring throughout. Dog friendly: pets allowed with Board approval. Condo fees \$371.06/month; 2025 taxes \$1,181.19. By Londonderry Mall. On transit route. Many updates throughout this proactively managed development including new fences, parking lots, and walkways.

Built in 1971

Essential Information

MLS® #	E4465180
Price	\$154,900



1, 8005 144AveNW

- END-UNIT TOWNHOME WITH FENCED YARD ON (EXTRA WINDOWS + PARKING)
- COMPLEX UPDATES HAVE FENCING, PARKING LOTS, AND HAVE UPDATES COMPLETED)
- 2 BEDROOMS UPSTAIRS
- FULLY RENOVATED FULL BATHROOM
- FULLY FINISHED BASEMENT WITH REC ROOM, STORAGE, LAUNDRY
- UPDATED KITCHEN WITH PANTRY + NEWER APPLIANCES (DISHWASHER SPRING 2024)
- LARGE LIVING ROOM
- NEWER VINYL WINDOWS
- LAMINATE + VINYL FLOORING
- FURNACE 2013; SERVICED NOV 2024 WITH NEW INDUCER MOTOR
- HOT WATER TANK MARCH 2023
- ALUMINUM WIRING PROFESSIONALLY PIGTAILED SEPT 2025 + NEW LIGHT SWITCHES
- NEW SMOKE DETECTORS 2025
- SAMSUNG FRONT-LOAD WASHER/DRYER; TV + MOUNT IN PRIMARY STAYS; LIVING-ROOM TV MOUNT STAYS
- ONE ENERGIZED STALL (#11)
- PETS (DOGS + CATS) ALLOWED WITH BOARD APPROVAL
- CONDO FEES \$371.06/MONTH
- 2025 TAXES \$1,181.19

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	769
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1 8005 144 Avenue
Area	Edmonton
Subdivision	Kildare
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2S5

Amenities

Amenities	Deck, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed November 8th, 2025
Days on Market 9
Zoning Zone 02
Condo Fee \$371



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