

## \$285,000 - 10 3645 145 Avenue, Edmonton

MLS® #E4432805

**\$285,000**

3 Bedroom, 2.50 Bathroom, 1,366 sqft

Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Bright, Upgraded & Move-In Ready in Kirkness! Looking for space, updates, and a great location? This well-maintained townhouse in Victory Village has all that and more—with 3 spacious bedrooms, 2.5 baths, and an oversized single garage (plus extra street parking for your guests!). You'll love the natural light, functional layout, and fresh updates that make this place feel like home the second you walk in. Whether you're a first-time buyer, small family, or just want low-maintenance living in a great area—this one checks all the boxes. Located in the heart of Kirkness, you're walking distance to a school and community garden, and just minutes from Manning Town Centre, Clareview Recreation Centre, and the LRT (only 20 mins to downtown!). Tons of parks, green space, and trails nearby make it easy to get outside and enjoy the neighbourhood vibe. Dogs are welcome (with board approval), and the complex is well-managed with a new fence already completed—just move in and enjoy!

Built in 1992

### Essential Information

MLS® # E4432805

Price \$285,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,366             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 10 3645 145 Avenue |
| Area        | Edmonton           |
| Subdivision | Kirkness           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Y 2S3            |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck                               |
| Parking Spaces | 2                                  |
| Parking        | Over Sized, Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 35          |
| Condo Fee      | \$345            |

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Listing information last updated on April 30th, 2025 at 1:02pm MDT