

# \$328,000 - 54 3625 144 Avenue, Edmonton

MLS® #E4462678

**\$328,000**

3 Bedroom, 2.50 Bathroom, 1,334 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

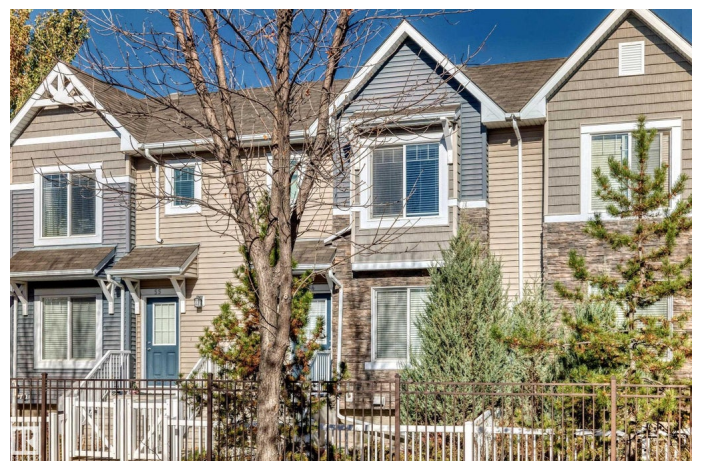
Welcome to your dream townhouse in the heart of Clareview! This stunning 3-bedroom, 3-bathroom gem is designed for modern living. Step inside to discover a bright and airy open-concept layout, perfect for entertaining. The spacious kitchen boasts elegant stone countertops and ample cabinetry, making it a chef's delight. Enjoy effortless meals with family and friends in the adjoining dining area. Retreat to the luxurious master suite featuring a spacious walk-in closet and a complete 4-piece ensuite, ensuring your private oasis. Two additional generously-sized bedrooms provide plenty of space for family or guests. Convenience is key with an attached 2-car garage, providing ample storage and easy access. Step outside to enjoy your private outdoor space—perfect for summer barbecues or relaxing with a book. Located in a vibrant community close to amenities, parks, and schools, this townhouse is a must-see. Experience comfort, style, and convenience—all in one place. Don't miss your chance to make this exce

Built in 2014

## Essential Information

MLS® # E4462678

Price \$328,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,334
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	54 3625 144 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0T3

### **Amenities**

Amenities	Detectors Smoke
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            October 18th, 2025

Days on Market      5

Zoning                 Zone 35

Condo Fee             \$220

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 22nd, 2025 at 10:47pm MDT