

## \$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
Type	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	8
Zoning	Zone 35

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 May 2nd, 2025 at 8:17pm MDT