

## \$199,500 - 3107 144 Avenue, Edmonton

MLS® #E4431602

**\$199,500**

3 Bedroom, 1.50 Bathroom, 1,042 sqft  
Condo / Townhouse on 0.00 Acres

Hairsine, Edmonton, AB

Welcome to Cedarwood Village! This FANTASTIC townhouse just underwent a full exterior facelift with BRAND NEW siding, modern slat finishes, new windows & exterior doors, new shingles & new walkways. The inside of this home does not disappoint either. It has been repainted from top to bottom. The kitchen has dark, rich cabinetry and ample cupboard space. The living room is warm and inviting with the expanded picturesque front window. On the upper level are 3 bedrooms and a 4pc bathroom which comes with a relaxing jacuzzi tub. The basement is unspoiled and ready to be converted into whatever your heart desires. For now, you have all the storage space you could ask for. Newer high efficiency furnace added as well! Outside your yard has a large deck, ideal for those who appreciate low maintenance outdoor living. Plus parking is right in front of your unit! Fabulous location with lots schools and shopping close by. This home gives you comfort with affordable living! Healthy reserve fund too!

Built in 1978

### Essential Information

MLS® #	E4431602
Price	\$199,500



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,042
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3107 144 Avenue
Area	Edmonton
Subdivision	Hairsine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1H4

### Amenities

Amenities	Off Street Parking, Deck, Parking-Plug-Ins, Vinyl Windows
Parking	Stall

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	2
Zoning	Zone 35
Condo Fee	\$449

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