

**\$165,000**

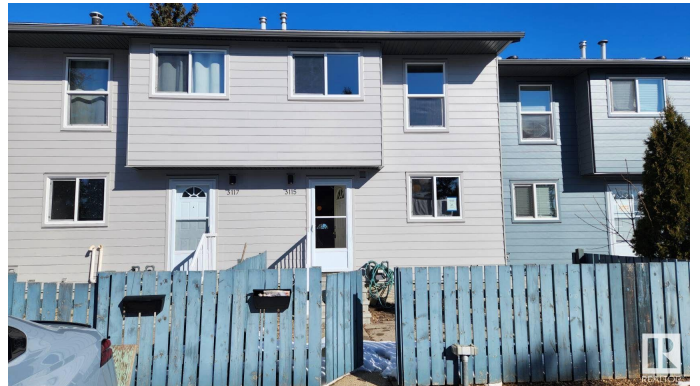
Hairsine, Edmonton, AB

Investor Alert or Perfect First Home! This spacious 3 bed, 2.5 bath townhome offers a functional layout with a partially finished basement featuring a rec room and half bath. Conveniently located next to the Anthony Henday for easy commuting. Clareview LRT Station is close by, and you're just minutes from Costco, Superstore, Walmart, and the Clareview Community Rec Centre. Situated near good schools and the river valley trail system, this location offers both convenience and lifestyle. A great opportunity with cashflow potential—don't miss it! Please note the property is sold as is where is at time of possession. No representations or warranties

Built in 1978

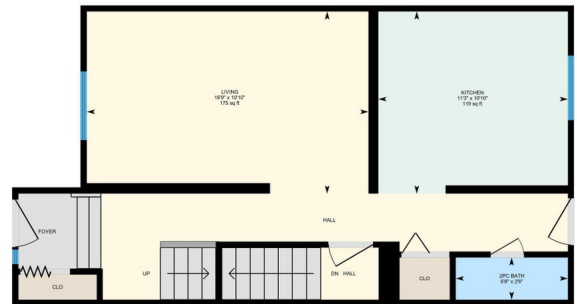
## Essential Information

MLS® #	E4429274
Price	\$165,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,051
Acres	0.00
Year Built	1978
Type	Condo / Townhouse



3115 144 Ave NW, Edmonton, AB

**Main Floor** Exterior Area 555.01 sq ft

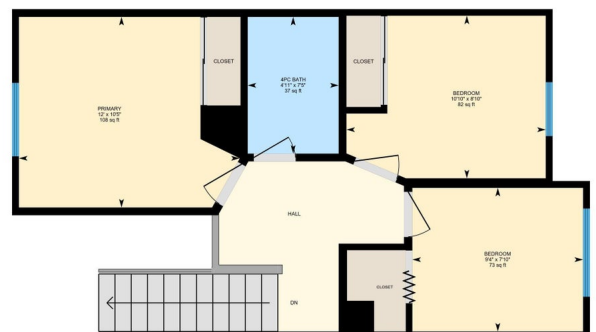


PREPARED: 2025/04/03

White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 496.31 sq ft



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Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3115 144 Avenue
Area	Edmonton
Subdivision	Hairsine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1H4

### Amenities

Amenities	See Remarks
Parking	Stall

### Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 5th, 2025
Days on Market	25
Zoning	Zone 35
RE / Bank Owned	Yes

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Listing information last updated on April 30th, 2025 at 8:32am MDT