

## \$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
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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	6
Zoning	Zone 35
Condo Fee	\$345

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