

# \$389,900 - 3222 145 Avenue, Edmonton

MLS® #E4428885

**\$389,900**

4 Bedroom, 2.00 Bathroom, 1,090 sqft  
Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to your dream family home! THIS 4 LEVEL 1,090 sqft HOME located in the charming neighborhood of Kirkness IS MOVE-IN READY for new owner! As you enter, you're greeted by a cozy, open living room filled with natural light from large windows, nice kitchen and dining area. Few steps to upstairs, you'll find two generously sized bedrooms and a 4-piece bathroom. The third level offers an open entertainment area, an additional bedroom/office, and another 4-piece bathroom. Descend to the basement to discover an room (5th bedroom) perfect for various uses, along with plenty of storage space. Outside, A LONG FRONT DRIVEWAY TO OVERSIZED DOUBLE GARAGE DETACHED awaits in the back. NO BACK ALLEY, QUIET CUL-DE-SAC and close to schools, shopping, green spaces and other amenities.

Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428885  |
| Price          | \$389,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,090     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1982                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3222 145 Avenue |
| Area        | Edmonton        |
| Subdivision | Kirkness        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2E5         |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Detached, Over Sized |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 4   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 10              |

## Zoning

## Zone 35

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Listing information last updated on April 12th, 2025 at 10:02am MDT