

## \$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	13

## 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 April 14th, 2025 at 10:47pm MDT