

## \$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 | 13               |
| Zoning         | Zone 35          |
| Condo Fee      | \$449            |

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Listing information last updated on May 1st, 2025 at 5:47pm MDT