

## \$429,000 - 3328 145 Avenue, Edmonton

MLS® #E4433549

**\$429,000**

4 Bedroom, 2.00 Bathroom, 1,102 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Imagine stepping into this beautifully upgraded bi-level in a peaceful cul-de-sac! New triple-pane Energy Star windows and doors (2023) flood the home with light, complementing the fresh main-level paint. Enjoy peace of mind with a newer roof (2020) and new carpets (2021). The upgraded washrooms (2021) add a touch of modern elegance. With over 2000 sq ft of finished living space, this move-in-ready gem offers a bright living room, an enormous master bedroom, and a stylish stone-faced wood-burning fireplace in the family room. The butcher-block countertops in the kitchen are a chef's delight. Outside, discover a gorgeous backyard with a firepit and a two-tiered deck â€” perfect for entertaining! Energy efficiency upgrades (R60 attic insulation & ventilation in 2023) mean lower utility bills. Plus, a deep freezer and sheds stays! Located close to schools, recreation, the library, and with easy access to Anthony Henday, this is a fantastic opportunity for quick possession!

Built in 1983

### Essential Information

MLS® # E4433549

Price \$429,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,102
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	3328 145 Avenue
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2E5

### **Amenities**

Amenities	Deck, Fire Pit
Parking	Front Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 1st, 2025

Days on Market 6

Zoning Zone 35

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