

## \$145,000 - 7 8115 144 Avenue, Edmonton

MLS® #E4433817

**\$145,000**

2 Bedroom, 1.00 Bathroom, 732 sqft

Condo / Townhouse on 0.00 Acres

Kildare, Edmonton, AB

Beautiful, bright 2-storey townhome with lovely southwest patio now available! Enjoy open-concept living in this quaint 2 bdrm + 1 bath home – welcome to Norshire Gardens. Lovely hardwood floors & new carpet throughout. Main floor features bright vinyl windows and open-concept kitchen / dining space plus cozy living room. The kitchen features modern counter-tops with slate tile back splash & walk-in pantry/closet. Upstairs, two large bedrooms and a full 4 pc bath (with updated tile surround and new faucets & fixtures). The basement is almost complete with a rec area that could easily be used as a 3rd bedroom. Enjoy the great location & amazing walkability – just outside to the bus stop and across the street to shops, restaurants, medicenters, and more! This wonderful end unit is very private, and has one of the larger yards in the complex. Unit also features new hot water on demand system with water softner and high efficiency furnace. Close to schools, Londonderry Mall, and all amenities - welcome home!

Built in 1971

### Essential Information

MLS® # E4433817

Price \$145,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 732               |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7 8115 144 Avenue |
| Area        | Edmonton          |
| Subdivision | Kildare           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5C 2S4           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Parking-Plug-Ins, Vinyl Windows, See Remarks |
| Parking   | Stall  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                |
|------------|----------------|
| Elementary | Kildare        |
| Middle     | Cardinal Leger |
| High       | M.E. Lazerte   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 3             |
| Zoning         | Zone 02       |
| Condo Fee      | \$362         |

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Listing information last updated on May 4th, 2025 at 3:17am MDT