

## \$319,800 - 5507 144a Avenue, Edmonton

MLS® #E4422817

**\$319,800**

3 Bedroom, 2.50 Bathroom, 1,218 sqft

Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

LUXURY AND EXQUISITE characterizes this tastefully renovated 3 bedroom townhouse. Nested in a premium location, this dream home is a perfect opportunity for first time home buyers who is ready to explore the market or savvy investors seeking their next gem. Upon entering you will be impressed by the open main floor layout with beautiful vinyl flooring and matching kitchen cabinet, Quartz countertops and kitchen highland, new appliance with spacious living area, dinning and a powder room. The upper floor features the master bedroom with 2 other good size bedrooms and bathroom. The fully finished basement comes with a Rec room, den with a full bathroom. This is one of the largest units in the complex with a massive fenced yard, balcony and deck.

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4422817  |
| Price          | \$319,800 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,218     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1977              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5507 144a Avenue |
| Area        | Edmonton         |
| Subdivision | Casselman        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 3R2          |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | See Remarks        |
| Parking   | Stall, See Remarks |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                    |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 52                  |
| Zoning         | Zone 02             |
| Condo Fee      | \$325               |

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Listing information last updated on April 18th, 2025 at 7:32pm MDT