

**\$165,000**

Hairsine, Edmonton, AB

Investor Alert or Perfect First Home! This spacious 3 bed, 2.5 bath townhome offers a functional layout with a partially finished basement featuring a rec room and half bath. Conveniently located next to the Anthony Henday for easy commuting. Clareview LRT Station is close by, and you're just minutes from Costco, Superstore, Walmart, and the Clareview Community Rec Centre. Situated near good schools and the river valley trail system, this location offers both convenience and lifestyle. A great opportunity with cashflow potentialâ€”donâ€™t miss it! Please note the property is sold as is where is at time of possession. No representations or warranties

Built in 1978

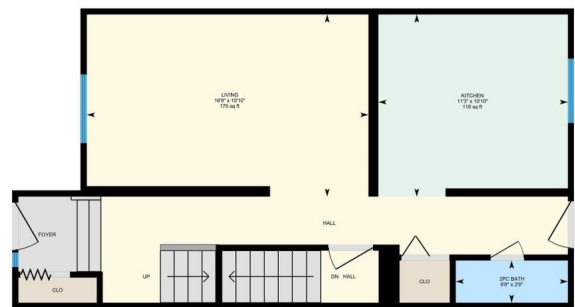
## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4429274          |
| Price          | \$165,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,051             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |



3115 144 Ave NW, Edmonton, AB

**Main Floor** Exterior Area 555.01 sq ft



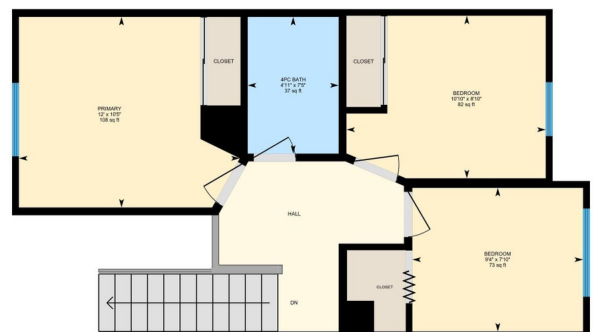
A horizontal number line with arrows at both ends. It has tick marks at 0, 3, and 6. The segment between 2 and 3 is shaded black.

PREPARED: 2025/04/03

White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 496.31 sq ft



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|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3115 144 Avenue |
| Area        | Edmonton        |
| Subdivision | Hairsine        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1H4         |

### Amenities

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

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | April 5th, 2025 |
| Days on Market  | 26              |
| Zoning          | Zone 35         |
| RE / Bank Owned | Yes             |

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Listing information last updated on May 1st, 2025 at 11:18am MDT