

## \$124,000 - 8924b 144 Avenue, Edmonton

MLS® #E4447158

**\$124,000**

2 Bedroom, 1.00 Bathroom, 495 sqft

Condo / Townhouse on 0.00 Acres

Evansdale, Edmonton, AB

**PERFECT OPPORTUNITY!** This well-kept bi-level offers incredible value and a prime location just steps from Evansdale Park, Elementary School, and Junior High School, with nearby shopping and amenities. The vaulted front entry leads to two lower-level bedrooms, a full bathroom, and ample storage space. A few steps up, you'll find a spacious living room with access to a private balcony, perfect for enjoying your morning coffee or evening breeze. The kitchen offers plenty of cabinet space and room for a dining table. You'll also appreciate the large laundry room and the convenience of an assigned parking stall. Don't miss your chance to own this home in a family-friendly neighborhood.

Built in 1972

### Essential Information

MLS® #	E4447158
Price	\$124,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	495
Acres	0.00
Year Built	1972



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	8924b 144 Avenue
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5V4

### Amenities

Amenities	See Remarks
Parking	Stall

### Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 11th, 2025
Days on Market	2
Zoning	Zone 02
Foreclosure	Yes
Condo Fee	\$346

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 13th, 2025 at 12:17pm MDT