

## \$269,900 - 11914 145 Avenue, Edmonton

MLS® #E4436994

**\$269,900**

3 Bedroom, 1.50 Bathroom, 1,332 sqft

Condo / Townhouse on 0.00 Acres

Caernarvon, Edmonton, AB

Welcome to 11914 145 Ave NW, a meticulously maintained END UNIT townhome in the family-friendly neighbourhood of Caernarvon. This 1300+ sq ft home has everything a family needs, including 3 bedrooms and 1.5 baths, an eat-in kitchen, and a large living room. The large west-facing balcony is perfect for family BBQs and growing your favourite summer herbs. The east-facing backyard has been beautifully landscaped and is a gardener's paradise. The home backs onto a walking path and greenspace, with two K-6 elementary schools within easy walking distance. The home comes with loads of storage in the basement and in the attached garage. Upgrades include flooring throughout, HWT, and furnace. The complex is well managed with updated windows, exterior doors, and shingles, and eaves.

Built in 1975

### Essential Information

MLS® #	E4436994
Price	\$269,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,332



Acres	0.00
Year Built	1975
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	11914 145 Avenue
Area	Edmonton
Subdivision	Caernarvon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 1T6

### Amenities

Amenities	Parking-Extra, Storage-In-Suite, Vinyl Windows
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
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Days on Market	5
Zoning	Zone 27
Condo Fee	\$348

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