

# \$79,900 - 119 3611 145 Avenue, Edmonton

MLS® #E4444286

**\$79,900**

2 Bedroom, 1.00 Bathroom, 853 sqft

Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

This two bedroom home is a great starter property or investment in popular Kirkness. This main floor condo features a bright living room and dining space adjoining the galley kitchen. Two bedrooms share the main 4pc. bathroom. Convenient in-suite storage and a sunny patio to enjoy this summer with a quick closing available! Close to shopping, schools, transit, and major commuting routes.

Built in 1983

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4444286               |
| Price          | \$79,900               |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 853                    |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information

|         |                     |
|---------|---------------------|
| Address | 119 3611 145 Avenue |
| Area    | Edmonton            |



|             |          |
|-------------|----------|
| Subdivision | Kirkness |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5Y 2L7  |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Parking-Plug-Ins, Security Door, Storage-In-Suite, Vinyl Windows |
| Parking   | Stall  |

### Interior

|              |                        |
|--------------|------------------------|
| Appliances   | See Remarks            |
| Heating      | Hot Water, Natural Gas |
| # of Stories | 4                      |
| Stories      | 1                      |
| Has Basement | Yes                    |
| Basement     | None, No Basement      |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Corner Lot, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | June 23rd, 2025 |
| Days on Market  | 10              |
| Zoning          | Zone 35         |
| RE / Bank Owned | Yes             |
| Condo Fee       | \$493           |

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Listing information last updated on July 3rd, 2025 at 4:03pm MDT