

## \$328,000 - 54 3625 144 Avenue, Edmonton

MLS® #E4462678

**\$328,000**

3 Bedroom, 2.50 Bathroom, 1,334 sqft  
Condo / Townhouse on 0.00 Acres

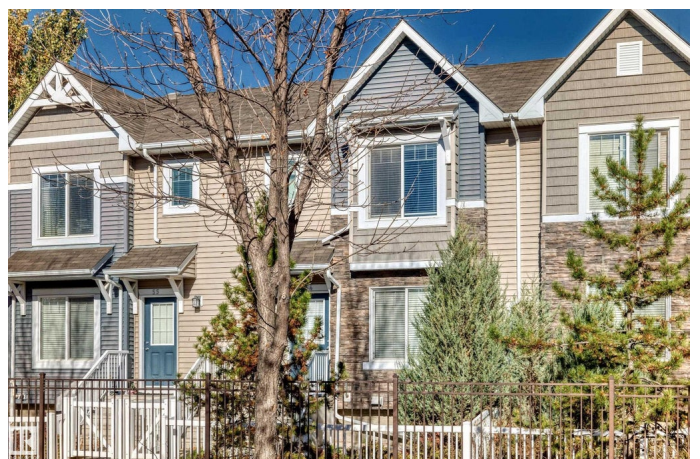
Clareview Town Centre, Edmonton, AB

Welcome to your dream townhouse in the heart of Clareview! This stunning 3-bedroom, 3-bathroom gem is designed for modern living. Step inside to discover a bright and airy open-concept layout, perfect for entertaining. The spacious kitchen boasts elegant stone countertops and ample cabinetry, making it a chef's delight. Enjoy effortless meals with family and friends in the adjoining dining area. Retreat to the luxurious master suite featuring a spacious walk-in closet and a complete 4-piece ensuite, ensuring your private oasis. Two additional generously-sized bedrooms provide plenty of space for family or guests. Convenience is key with an attached 2-car garage, providing ample storage and easy access. Step outside to enjoy your private outdoor space—perfect for summer barbecues or relaxing with a book. Located in a vibrant community close to amenities, parks, and schools, this townhouse is a must-see. Experience comfort, style, and convenience—all in one place. Don't miss your chance to make this exce

Built in 2014

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4462678  |
| Price  | \$328,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,334             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 54 3625 144 Avenue    |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0T3               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Stories           | 2                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | Partial, Unfinished                                                                                 |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | Fenced           |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 18th, 2025  
Days on Market                7  
Zoning                              Zone 35  
Condo Fee                        \$220

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