# \$249,999 - 5534 145 Avenue, Edmonton

MLS® #E4440550

## \$249.999

3 Bedroom, 1.50 Bathroom, 1,109 sqft Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Completely renovated from top to bottom. Move in ready! New completely remodelled kitchen, new bathrooms, upgraded luxury vinyl plank flooring throughout the home, freshly painted. 3-bedroom 1.5 bath, fully finished basement and a good-sized backyard for entertaining and BBQing. Upgrades include all new LED lighting throughout the unit, Decora receptacles, raised bevelled baseboards, new low flush toilets, new vanities, fixtures, and LED mirrors. New fridge, range Wi-Fi ready, dishwasher, microwave/hood all with 2-year extended warranty. Laundry room has a clothes washer & dryer. Furnace is an older Lennox; the heat exchanger has been inspected by Atco and is in safe and good working order. Furnace has been overhauled with new motor, belt, pilot/burner assembly, and thermocouple. These older furnaces are made to last, no control boards and expensive blowers to replace. This unit also comes with 2 parking stalls; 1 assigned and 1 rented.



#### **Essential Information**

MLS® # E4440550 Price \$249,999

Bedrooms 3

Bathrooms 1.50







Full Baths 1
Half Baths 1

Square Footage 1,109 Acres 0.00 Year Built 1977

Type Condo / Townhouse

Sub-Type Townhouse
Style 2 Storey
Status Active

## **Community Information**

Address 5534 145 Avenue

Area Edmonton
Subdivision Casselman
City Edmonton
County ALBERTA

Province AB

Postal Code T5A 3R3

## **Amenities**

Amenities Off Street Parking, On Street Parking, Deck, Detectors Smoke, Hot

Water Natural Gas, Low Flow Faucets/Shower, Low Flw/Dual Flush

Toilet, Parking-Plug-Ins, Vinyl Windows

Parking 2 Outdoor Stalls

Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

**Exterior** 

Exterior Wood, Vinyl

Exterior Features Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 5th, 2025

Days on Market 152

Zoning Zone 02

Condo Fee \$355

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