

## \$145,000 - 7 8115 144 Avenue, Edmonton

MLS® #E4433817

**\$145,000**

2 Bedroom, 1.00 Bathroom, 732 sqft

Condo / Townhouse on 0.00 Acres

Kildare, Edmonton, AB

Beautiful, bright 2-storey townhome with lovely southwest patio now available! Enjoy open-concept living in this quaint 2 bdrm + 1 bath home – welcome to Norshire Gardens. Lovely hardwood floors & new carpet throughout. Main floor features bright vinyl windows and open-concept kitchen / dining space plus cozy living room. The kitchen features modern counter-tops with slate tile back splash & walk-in pantry/closet. Upstairs, two large bedrooms and a full 4 pc bath (with updated tile surround and new faucets & fixtures). The basement is almost complete with a rec area that could easily be used as a 3rd bedroom. Enjoy the great location & amazing walkability – just outside to the bus stop and across the street to shops, restaurants, medicenters, and more! This wonderful end unit is very private, and has one of the larger yards in the complex. Unit also features new hot water on demand system with water softner and high efficiency furnace. Close to schools, Londonderry Mall, and all amenities - welcome home!

Built in 1971

### Essential Information

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Price \$145,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	732
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	7 8115 144 Avenue
Area	Edmonton
Subdivision	Kildare
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2S4

### Amenities

Amenities	Parking-Plug-Ins, Vinyl Windows, See Remarks
Parking	Stall

### Interior

Appliances	Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

### School Information

Elementary	Kildare
Middle	Cardinal Leger
High	M.E. Lazerte

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	2
Zoning	Zone 02
Condo Fee	\$362

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