

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

MLS® #E4440550

**\$249,999**

3 Bedroom, 1.50 Bathroom, 1,109 sqft

Condo / Townhouse on 0.00 Acres

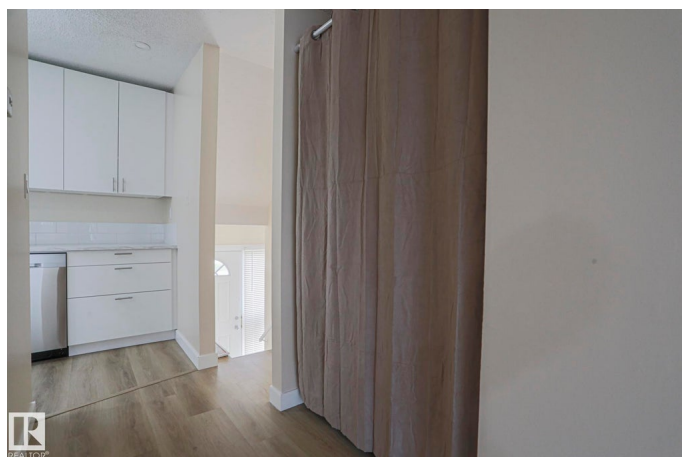
Casselman, Edmonton, AB

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.

Built in 1977

### 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                141  
Zoning                              Zone 02  
Condo Fee                        \$355

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