

Courtesy Of Tracy Candray Of Exp Realty

## \$250,000 - 5216 146 Avenue, Edmonton

MLS® #E4434324

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,122 sqft

Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Welcome to this spacious 1,122 sq. ft. home, featuring 3 bedrooms and 1.5 bathrooms, nestled in the desirable neighborhood of Casselman. This home boasts a kitchen with ample storage and granite countertops, ideal for those who love to cook and entertain. Upstairs, three cozy bedrooms with a beautifully designed bathroom, complete with a relaxing jetted tub for ultimate comfort. This home is equipped with central air conditioning to keep you comfortable year-round. Step outside into the huge fenced backyard, perfect for enjoying the outdoors in privacy. The home includes a single attached garage, offering plenty of storage space or shelter for your vehicle. Recent upgrades include brand-new shingles (2024), a 4-month-old dishwasher and a stove and microwave both less than a year old. Conveniently located near playgrounds, bus stops, schools, and grocery stores, this home offers both tranquility and accessibility for your everyday needs. Donâ€™t miss out on this fantastic opportunity to own this lovely home!

Built in 1977

### Essential Information

MLS® # E4434324

Price \$250,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,122
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	5216 146 Avenue
Area	Edmonton
Subdivision	Casselman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3L6

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft.
Parking	Single Garage Attached, Stall

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	8
Zoning	Zone 02
Condo Fee	\$324

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