

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 | 7             |
| Zoning         | Zone 02       |
| Condo Fee      | \$324         |

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Listing information last updated on May 8th, 2025 at 4:17pm MDT