

## \$250,000 - 5326 146 Avenue, Edmonton

MLS® #E4433097

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,226 sqft

Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

End Unit? Check. Move-in ready? Absolutely! This bright 4-level split townhouse condo has 1,225 ft.Â², 3 Bedrooms + 1.5 Baths, finished basement + single ATTACHED garage! Front Entrance? Super spacious! Main floor? Is all living room! Second floor? Has kitchen with a HUGE walk-in pantry (seriously, bring snacks), separate dining area, Â½ bath, and tons of natural light! Upstairs? 3 roomy bedrooms + updated 4-piece bath. Downstairs? Flex space for your Netflix binges, home office, or yoga mat - plus full laundry room. Newer paint+vinyl plank flooring throughout (no carpet) Youâ€™ve got an single ATTACHED garage (insulated+drywalled), and out back? The WEST FACING yard is all deck, no grass - perfect for BBQs & entertaining! Pets? Allowed with board approval! Plenty of visitor parking! Close to schools, parks & transit â€“ perfect for first-time buyers or downsizers looking for a low-maintenance, stylish place to call home!

Built in 1977

### Essential Information

MLS® #	E4433097
Price	\$250,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,226
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	5326 146 Avenue
Area	Edmonton
Subdivision	Casselman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3L6

### Amenities

Amenities	Parking-Visitor
Parking	Single Garage Attached

### Interior

Appliances	Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	McLeod / St. Dominic
Middle	Londonderry / J.J. Bowlen
High	Archbishop O'Leary

### **Additional Information**

Date Listed	April 27th, 2025
Days on Market	4
Zoning	Zone 02
Condo Fee	\$324

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 9:18am MDT