

## \$274,555 - 5534 145 Avenue, Edmonton

MLS® #E4440550

**\$274,555**

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	\$274,555
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                51  
Zoning                              Zone 02  
Condo Fee                        \$355

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