

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

MLS® #E4433097

### \$250,000

3 Bedroom, 1.50 Bathroom, 1,226 sqft  
Condo / Townhouse on 0.00 Acres

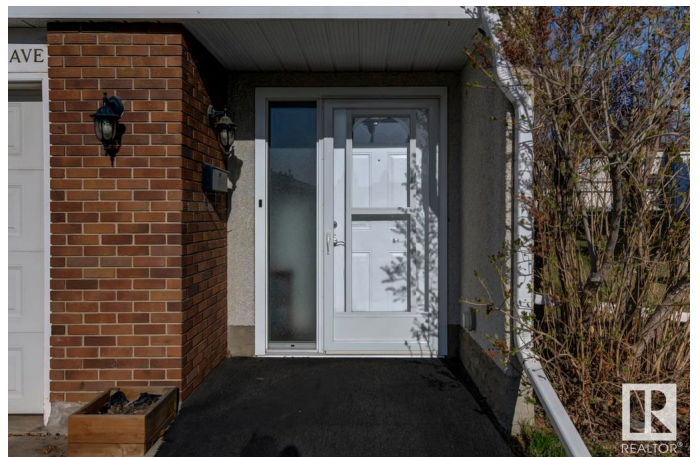
Casselman, Edmonton, AB

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            |

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Listing information last updated on May 1st, 2025 at 3:47am MDT