

## \$424,900 - 2115 145 Avenue, Edmonton

MLS® #E4430469

**\$424,900**

3 Bedroom, 2.00 Bathroom, 887 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

Welcome to this beautifully renovated 2+1 bedroom home in the well-established neighborhood of Fraser. Renovated top to bottom, inside and out, this home boasts a brand-new kitchen with custom cabinetry, quartz countertops, and stainless steel appliances. Upgrades include new doors, moldings, baseboards, and gleaming hardwood floors throughout. The main four-piece bathroom is fully renovated, and the basement has been recently developed with a third bedroom and a stunning three-piece bath featuring heated floors. Major updates include a newer furnace, AC, Windows in 2012, shingles on the house and garage in 2018, and all-new concrete sidewalks & driveway in 2024. Oversized detached heated garage with a brand-new furnace in 2025. This is truly a move-in-ready home with nothing left to do. 5 min walk to river valley, off leach park & hermitage park

Built in 1980

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430469  |
| Price      | \$424,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 887                    |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2115 145 Avenue |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1V1         |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, Detectors Smoke |
| Parking   | Double Garage Detached           |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 11th, 2025 |
|-------------|------------------|

Days on Market 67

Zoning Zone 35

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Listing information last updated on June 17th, 2025 at 11:47am MDT