

Courtesy Of Tracy Candray Of Sweetly

## \$250,000 - 5216 146 Avenue, Edmonton

MLS® #E4428052

**\$250,000**

3 Bedroom, 1.5 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. Don't miss out on this fantastic opportunity to own this lovely home!

Built in 1977

### Essential Information

MLS® #	E4428052
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-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, 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

### **School Information**

Elementary McLeod School  
Middle Steele Heights School  
High M.E. LaZerte School

### **Additional Information**

Date Listed March 28th, 2025  
Days on Market 13  
Zoning Zone 02  
Condo Fee \$324

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