

\$305,000 - 7613 144 Avenue, Edmonton

MLS® #E4446228

\$305,000

3 Bedroom, 1.50 Bathroom, 1,066 sqft
Single Family on 0.00 Acres

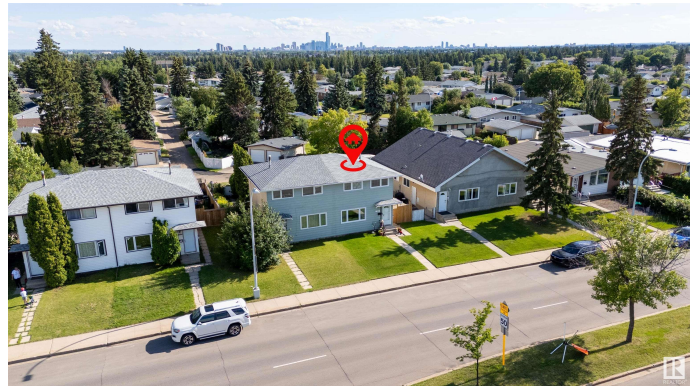
Kildare, Edmonton, AB

This beautifully updated 3-bedroom half duplex offers modern design, comfort, and convenience all wrapped into a move-in ready package—without the burden of condo fees. this home has been thoughtfully renovated to create a stylish and functional living space ideal for families, first-time buyers, or investors. Step inside and be greeted by an interior that has been completely refreshed. The kitchen is brand newer and equipped with high-quality stainless-steel appliances, offering a sleek and efficient space for meal preparation. Both bathrooms have been upgraded, combining clean lines and contemporary fixtures. Throughout the home, luxury vinyl tile flooring provide lasting durability and an elegant appearance, while updated lighting and fixtures bring warmth and sophistication to every room. Thoughtfully paint in calming tones complements the home's layout and adds a bright, airy atmosphere. All triple-pane windows on the main and second floors have been replaced, improving insulation, r

Built in 1968

Essential Information

| | |
|--------|-----------|
| MLS® # | E4446228 |
| Price | \$305,000 |



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,066 |
| Acres | 0.00 |
| Year Built | 1968 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 7613 144 Avenue |
| Area | Edmonton |
| Subdivision | Kildare |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5C 2R9 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, No Animal Home, No Smoking Home |
| Parking | 2 Outdoor Stalls |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

Additional Information

Date Listed July 6th, 2025

Days on Market 5

Zoning Zone 02

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Listing information last updated on July 11th, 2025 at 2:32pm MDT