

# \$132,000 - 8930b 144 Avenue, Edmonton

MLS® #E4463884

**\$132,000**

2 Bedroom, 1.00 Bathroom, 503 sqft

Condo / Townhouse on 0.00 Acres

Evansdale, Edmonton, AB

Great INVESTMENT opportunity or first time buyers. The upper floor features large eat-in kitchen, HUGE living area that opens to the sunny deck and laundry area. This affordable home is complete at a lower level with 2 large bedrooms, 4 pc bathroom and storage area. Great location close to Schools, Transit and Shopping. H/E Furnace. Recent upgrades includes new Hot Water Tank and new carpets.

Built in 1972

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4463884          |
| Price          | \$132,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 503               |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bi-Level          |
| Status         | Active            |

## Community Information

Address 8930b 144 Avenue



|             |           |
|-------------|-----------|
| Area        | Edmonton  |
| Subdivision | Evansdale |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T5E 5V4   |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Deck, Parking-Plug-Ins, Vinyl Windows |
| Parking Spaces | 1                                     |
| Parking        | Stall                                 |

### **Interior**

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-2, Natural Gas                                               |
| Stories      | 2                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | Full, Finished                                                          |

### **Exterior**

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                      |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stucco                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 02            |
| Condo Fee      | \$346              |

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Listing information last updated on October 30th, 2025 at 6:47am MDT