

# \$154,900 - 1 8005 144 Avenue, Edmonton

MLS® #E4465180

**\$154,900**

2 Bedroom, 1.00 Bathroom, 769 sqft  
Condo / Townhouse on 0.00 Acres

Kildare, Edmonton, AB

END-UNIT townhome with private fenced yard. Corner lot provides extra windows and tons of parking. Updated kitchen with pantry and newer appliances (dishwasher spring 2024). 2 bedrooms up and 1 full bath. Bathroom beautifully renovated. Freshened-up paint throughout. Fully finished basement includes rec room, under-stairs storage, and laundry with newer Samsung front-load washer/dryer. Newer vinyl windows, hot water tank (March 2023), new smoke detectors (2025), furnace replaced in 2013 and serviced Nov 2024 with new inducer motor. Aluminum wiring professionally pigtailed in Sept 2025 with updated switches. 1 energized parking stall (#11). TV + mount in primary and living-room mount included. Laminate and vinyl flooring throughout. Dog friendly: pets allowed with Board approval. Condo fees \$371.06/month; 2025 taxes \$1,181.19. Close to Londonderry Mall and on transit route. Complex updates have begun to fencing, parking lots, and walkways; all units will have updates completed.

Built in 1971

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4465180  |
| Price  | \$154,900 |



1, 8005 144AveNW

- END-UNIT TOWNHOME WITH FENCED YARD ON (EXTRA WINDOWS + PARKING)
- COMPLEX UPDATES HAVE FENCING, PARKING LOTS, AND HAVE UPDATES COMPLETED)
- 2 BEDROOMS UPSTAIRS
- FULLY RENOVATED FULL BATHROOM
- FULLY FINISHED BASEMENT WITH REC ROOM, STORAGE, LAUNDRY
- UPDATED KITCHEN WITH PANTRY + NEWER APPLIANCES (DISHWASHER SPRING 2024)
- LARGE LIVING ROOM
- NEWER VINYL WINDOWS
- LAMINATE + VINYL FLOORING
- FURNACE 2013; SERVICED NOV 2024 WITH NEW INDUCER MOTOR
- HOT WATER TANK MARCH 2023
- ALUMINUM WIRING PROFESSIONALLY PIGTAILED SEPT 2025 + NEW LIGHT SWITCHES
- NEW SMOKE DETECTORS 2025
- SAMSUNG FRONT-LOAD WASHER/DRYER; TV + MOUNT IN PRIMARY STAYS; LIVING-ROOM TV MOUNT STAYS
- ONE ENERGIZED STALL (#11)
- PETS (DOGS + CATS) ALLOWED WITH BOARD APPROVAL
- CONDO FEES \$371.06/MONTH
- 2025 TAXES \$1,181.19



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 769               |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1 8005 144 Avenue |
| Area        | Edmonton          |
| Subdivision | Kildare           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5C 2S5           |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Deck, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows |
| Parking   | Stall                                                  |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 3                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

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

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 8th, 2025 |
| Zoning      | Zone 02            |
| Condo Fee   | \$371              |



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Listing information last updated on November 8th, 2025 at 9:02am MST