

## \$124,000 - 8924b 144 Avenue, Edmonton

MLS® #E4447158

**\$124,000**

2 Bedroom, 1.00 Bathroom, 495 sqft

Condo / Townhouse on 0.00 Acres

Evansdale, Edmonton, AB

**PERFECT OPPORTUNITY!** This well-kept bi-level offers incredible value and a prime location just steps from Evansdale Park, Elementary School, and Junior High School, with nearby shopping and amenities. The vaulted front entry leads to two lower-level bedrooms, a full bathroom, and ample storage space. A few steps up, you'll find a spacious living room with access to a private balcony, perfect for enjoying your morning coffee or evening breeze. The kitchen offers plenty of cabinet space and room for a dining table. You'll also appreciate the large laundry room and the convenience of an assigned parking stall. Don't miss your chance to own this home in a family-friendly neighborhood.

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447158  |
| Price          | \$124,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 495       |
| Acres          | 0.00      |
| Year Built     | 1972      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | Bi-Level          |
| Status   | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8924b 144 Avenue |
| Area        | Edmonton         |
| Subdivision | Evansdale        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5V4          |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Composition  |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Composition  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 02         |
| Foreclosure    | Yes             |
| Condo Fee      | \$346           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 12th, 2025 at 9:31am MDT