

## \$434,900 - 2115 145 Avenue, Edmonton

MLS® #E4430469

**\$434,900**

3 Bedroom, 2.00 Bathroom, 968 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

Welcome to this beautifully renovated 2+1 bedroom home in the well-established neighborhood of Fraser. Renovated top to bottom, inside and out, this home boasts a brand-new kitchen with custom cabinetry, quartz countertops, and stainless steel appliances. Upgrades include new doors, moldings, baseboards, and gleaming hardwood floors throughout. The main four-piece bathroom is fully renovated, and the basement has been recently developed with a third bedroom and a stunning three-piece bath featuring heated floors. Major updates include a newer furnace, AC, Windows in 2012, shingles on the house and garage in 2018, and all-new concrete sidewalks & driveway in 2024. Oversized detached heated garage with a brand-new furnace in 2025. This is truly a move-in-ready home with nothing left to do. 5 min walk to river valley, off leach park & hermitage park

Built in 1980

### Essential Information

MLS® #	E4430469
Price	\$434,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	968
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2115 145 Avenue
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1V1

### Amenities

Amenities	Air Conditioner, Detectors Smoke
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 11th, 2025
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Days on Market 9

Zoning Zone 35

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