

## \$399,900 - 3227 145 Avenue, Edmonton

MLS® #E4457771

**\$399,900**

5 Bedroom, 2.00 Bathroom, 931 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this beautifully maintained bi-level home, perfectly located in Edmonton's family-friendly Kirkness neighbourhood. Just minutes from schools, shopping centres, Manning Drive, and the Henday, this property offers both convenience and comfort. The main floor features a bright, spacious living room, a functional kitchen, and three bedrooms, including a full 4-piece bath—ideal for a growing family. The fully finished lower level adds two more bedrooms (5 total), a 3-piece bath, and a generous rec room, providing plenty of room for everyone. Storage is abundant throughout with multiple closets, while the backyard is a true highlight—featuring a two-tiered deck, raised garden beds, and loads of space for kids, pets, or summer entertaining. The double attached garage and large paved driveway ensure ample parking and practicality. Move-in ready with endless potential to upgrade and make it your own—don't miss this incredible opportunity to call Kirkness home!

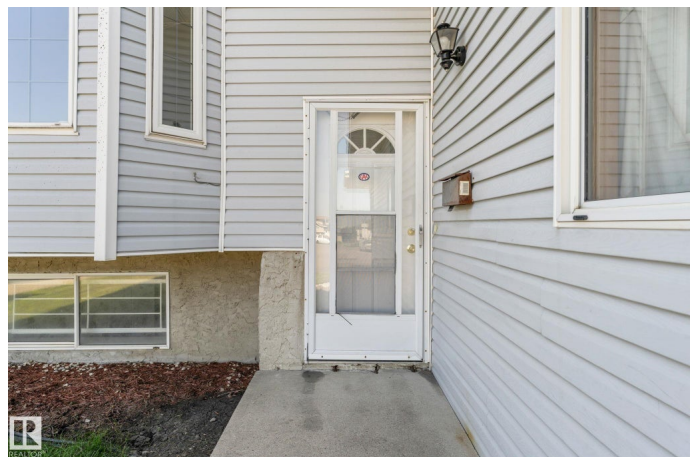
Built in 1988

### Essential Information

MLS® # E4457771

Price \$399,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 931                    |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3227 145 Avenue |
| Area        | Edmonton        |
| Subdivision | Kirkness        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2E9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 35              |

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Listing information last updated on September 17th, 2025 at 8:47am MDT