

## \$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!

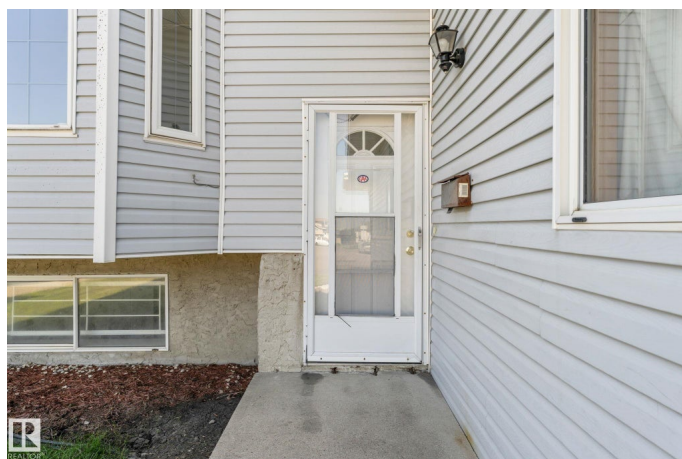
Built in 1988

### 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	Carbon Monoxide Detectors, 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        2  
Zoning                    Zone 35

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