

## \$260,500 - 19 3645 145 Ave, Edmonton

MLS® #E4461008

**\$260,500**

3 Bedroom, 2.50 Bathroom, 1,280 sqft  
Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this beautiful 3-bedroom, 3-bathroom home in Victory Village, where comfort and convenience come together. Thoughtfully designed, this townhouse offers plenty of space for everyday living and entertaining. The great room features a cozy gas fireplace, perfect for gathering on cool evenings, while the large, sun-filled kitchen with an eat-in area makes family meals and hosting a breeze. Upstairs, the primary suite includes a walk-in closet and a 4-piece ensuite, creating a private retreat to unwind at the end of the day. The fully finished basement provides even more living space – whether you need a home office, fitness area, or recreation room, the possibilities are endless. Nestled in a prime location within the complex, this unit offers both privacy and accessibility. With its functional layout and inviting design, this home is a fantastic choice for first-time buyers, growing families, or anyone looking for a smart investment in a great community.

Built in 1992

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4461008  |
| Price    | \$260,500 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,280             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 19 3645 145 Ave |
| Area        | Edmonton        |
| Subdivision | Kirkness        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2S3         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                            |
| Fireplaces        | Double Sided                                                                                                                                                   |
| Stories           | 3                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                 |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Stucco                                                                                 |
| Foundation        | Concrete Perimeter                                                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 35           |
| Condo Fee      | \$350             |

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 October 12th, 2025 at 4:02pm MDT