



## 3611 145 Avenue 316 Edmonton AB

\$85,000

Nestled on a quiet street across from James A. Christianson Park and Clareview Bible Church, this affordable 2-bedroom condo is ideal for students or first-time home buyers. Just steps from an off-leash dog park, Clareview Town Centre, and Clareview LRT, you'll enjoy quick access to all essential amenities. Plus, with the Anthony Henday nearby, commuting is a breeze. This 830 sq ft unit features a spacious living area, a functional galley kitchen, and a full bathroom. A convenient same-floor laundry and ample storage room add to the ease of living. Offering affordable comfort without sacrificing location, this condo is the perfect opportunity to own a home close to everything you need.

Listing Presented By:



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Century 21 Leading

monica.halvorson@century21.ca  
<http://www.sprucegrovelistings.com>

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Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)