

## \$305,000 - 7613 144 Avenue, Edmonton

MLS® #E4446228

**\$305,000**

3 Bedroom, 1.50 Bathroom, 1,066 sqft  
Single Family on 0.00 Acres

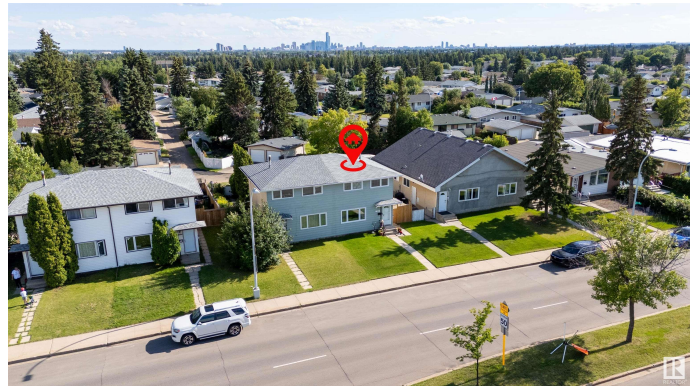
Kildare, Edmonton, AB

This beautifully updated 3-bedroom half duplex offers modern design, comfort, and convenience all wrapped into a move-in ready package—without the burden of condo fees. this home has been thoughtfully renovated to create a stylish and functional living space ideal for families, first-time buyers, or investors. Step inside and be greeted by an interior that has been completely refreshed. The kitchen is brand newer and equipped with high-quality stainless-steel appliances, offering a sleek and efficient space for meal preparation. Both bathrooms have been upgraded, combining clean lines and contemporary fixtures. Throughout the home, luxury vinyl tile flooring provide lasting durability and an elegant appearance, while updated lighting and fixtures bring warmth and sophistication to every room. Thoughtfully paint in calming tones complements the home's layout and adds a bright, airy atmosphere. All triple-pane windows on the main and second floors have been replaced, improving insulation, r

Built in 1968

### Essential Information

MLS® #	E4446228
Price	\$305,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,066
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7613 144 Avenue
Area	Edmonton
Subdivision	Kildare
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2R9

### Amenities

Amenities	Off Street Parking, No Animal Home, No Smoking Home
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed July 6th, 2025

Days on Market 9

Zoning Zone 02

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 July 15th, 2025 at 3:17pm MDT