

# **\$359,900 - 11723 144 Avenue, Edmonton**

MLS® #E4442767

**\$359,900**

4 Bedroom, 3.00 Bathroom, 1,102 sqft

Single Family on 0.00 Acres

Carlisle, Edmonton, AB

LOCATION IS PERFECT, FIRST TIME HOME BUYER OR AS A RENTAL PROPERTY.

OVERSIZED DRIVEWAY can accommodate RV parking and numerous vehicles. 4-level split won't last long! With its open-concept layout, it feels significantly larger than its 1,092 square feet. This home boasts stainless steel appliances and an abundance of natural light in the expansive kitchen and living room.

Upgrades include air conditioning, a high-efficiency furnace, and a high efficient hot water tank. Outside, you'll find an OVERSIZED double detached garage and direct access to an unbeatable array of amenities: outdoor hockey rinks, basketball courts, baseball diamonds, soccer fields, and a fantastic playground—right in your backyard. Nestled in a quiet CUL-DE-SAC, this home BACKS ONTO St. Timothy Elementary School and the Carlisle Community League, making it the perfect location for families. Don't miss this opportunity to own a move-in-ready home in a truly exceptional setting!



Built in 1974

## **Essential Information**

MLS® # E4442767

Price \$359,900

Bedrooms 4

Bathrooms	3.00
Full Baths	3
Square Footage	1,102
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	11723 144 Avenue
Area	Edmonton
Subdivision	Carlisle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 1M4

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Vinyl
Exterior Features	Backs Onto Park/Trees, No Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 17th, 2025

Days on Market                14

Zoning                            Zone 27

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