

# \$199,000 - 5446 144b Avenue, Edmonton

MLS® #E4451572

**\$199,000**

3 Bedroom, 1.50 Bathroom, 970 sqft  
Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Londaco Heights Townhomes are the perfect blend of affordability and opportunity. Ideal for first-time homebuyers or savvy investors looking to enter the market at an unbeatable price. Nestled on a charming, mature tree-lined street, this spacious end-unit townhome offers 1,440 sq. ft. of well-designed living space across all levels. The layout includes three bedrooms upstairs, 1.5 bathrooms with upgrades that include a new fridge and stove, furnaces, new windows throughout and recently painted with new light fixtures. Comes with one assigned parking space.

Built in 1976

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4451572          |
| Price          | \$199,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 970               |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5446 144b Avenue |
| Area        | Edmonton         |
| Subdivision | Casselman        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 3N5          |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Parking-Extra, Vinyl Windows |
| Parking   | Stall                        |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 3                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 02          |
| Condo Fee      | \$333            |

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