

# \$197,618 - 3317 142 Avenue, Edmonton

MLS® #E4456722

**\$197,618**

3 Bedroom, 1.50 Bathroom, 1,189 sqft  
Condo / Townhouse on 0.00 Acres

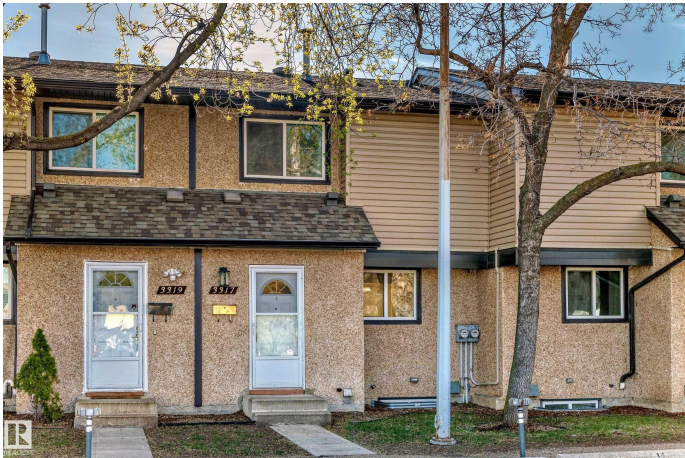
Hairsine, Edmonton, AB

Welcome to Rock Glen. Walk into a bright foyer that opens to a spacious kitchen with plenty of counter space and storage. The cozy living room is perfect for relaxing, and the dining area is ready for family dinners or hosting friends. A tucked-away half bath adds practicality. Upstairs, find a full 4pc bath and three roomy bedrooms, including a primary that easily fits a king-sized bed. The unfinished basement is full of potential—create a gym, guest room, or play space. Outside, enjoy a private, fully fenced yard ideal for pets, kids, or quiet mornings with coffee. Fresh paint throughout and two parking stalls make this home move-in ready. Plus, the nearby community park is perfect for little ones. This charming townhouse is close to shopping, rec centres, and the LRT, making everyday life effortless.

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456722  |
| Price          | \$197,618 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,189     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1979              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3317 142 Avenue |
| Area        | Edmonton        |
| Subdivision | Hairsine        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1H9         |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Hot Water Natural Gas, No Smoking Home, Storage-In-Suite, See Remarks |
| Parking Spaces | 2                                                                     |
| Parking        | 2 Outdoor Stalls                                                      |

### Interior

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

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco, Vinyl                                                                              |
| Exterior Features | Fenced, Flat Site, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Concrete, Stucco, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                                   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 58                  |
| Zoning         | Zone 35             |
| Condo Fee      | \$425               |

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Listing information last updated on November 5th, 2025 at 9:02am MST