

# \$189,500 - 715 Clareview Road, Edmonton

MLS® #E4441462

**\$189,500**

3 Bedroom, 1.00 Bathroom, 939 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Tucked into the heart of family-friendly Kernohan and backing onto a sprawling green space, this beautifully located 2-storey townhouse offers a rare blend of privacy, value, and lifestyle. Imagine morning walks to Anne Fitzgerald Elementary just steps away, or evenings in your fenced backyard with panoramic park views—perfect for kids, pets, and summer BBQs. Ideal for young families, active households, and dog lovers, this home is just a 5-minute walk to restaurants, grocery stores, a gas station, banks, and essentials. Inside, you'll find a bright, open-concept kitchen with ample cupboard and counter space, and a spacious living room that feels connected to nature through your large back window. Upstairs features three generously sized bedrooms and a full 4-piece bathroom. The unfinished basement offers endless potential—create the dream rec room, office, gym, or playroom you’ve always wanted. With parking right outside your door, this affordable home delivers comfort, convenience, and charm.

Built in 1977

## Essential Information

MLS® # E4441462

Price \$189,500



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 939               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 715 Clareview Road |
| Area        | Edmonton           |
| Subdivision | Kernohan           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 3S6            |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Parking-Plug-Ins, See Remarks |
| Parking   | Stall                         |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished                                      |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 35         |
| Condo Fee      | \$225           |

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