

# **\$165,000 - 314 4312 139 Avenue, Edmonton**

MLS® #E4449439

**\$165,000**

2 Bedroom, 2.00 Bathroom, 1,087 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Well maintained unit with one of the best views in the complex! This 3rd floor apartment includes 2 bedrooms (primary is massive with walk in closet!), 2 full baths, den/storage room plus in suite laundry room. Spacious layout offers open concept kitchen overlooking the dining & living room. Chefs will enjoy the ample counter space + pantry. Built in gas fireplace for cozy evenings in. Covered balcony is east facing & offers a view of beautiful open skies and sports field. Unit includes secure heated underground parking + storage cage. Complex also has a great gym for easy workouts + party room for gatherings. Just a quick walk across the field and you are at the Clareview Recreation Centre where you can swim, skate, play in the gymnasium or visit the public library. LRT station is just across the street to take you wherever you need to go- downtown, MacEwan, University of Alberta! Walking distance to services including Superstore, Walmart & many restaurants. Plentiful visitor parking too! Move in ready.

Built in 2004

## **Essential Information**

MLS® # E4449439

Price \$165,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,087
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	314 4312 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3J4

### Amenities

Amenities	Air Conditioner, Closet Organizers, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Storage Cage
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Insert
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### School Information

Elementary	Sifton/StBonaventure
Middle	JohnDBracco/StElizSeton
High	Eastglen/AustonOBrien

### Additional Information

Date Listed	July 24th, 2025
Days on Market	4
Zoning	Zone 35
Condo Fee	\$760

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