

# **\$179,900 - 322 4304 139 Avenue, Edmonton**

MLS® #E4454184

**\$179,900**

2 Bedroom, 2.00 Bathroom, 1,248 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this stylish & spacious corner unit located just minutes from downtown & U of A, with the Clareview LRT Station right at your doorstep. Freshly painted & featuring brand-new appliances, this beautifully maintained condo offers a private & quiet setting with a functional layout. Two generously sized bdrms, including a primary suite with full ensuite. Large entrance leads to a bright open-concept living area with a large kitchen featuring oak cabinetry & a large island with plenty of counter space. Step out from either the living room or primary bdrm onto a massive 27' x 7' balcony, complete with natural gas BBQ hookup. Add'l features include: 9ft ceilings, in-suite laundry w/new washer & dryer, underground parking stall conveniently located near the elevator & access to amenity building w/social room, gym, ping pong & pool table. Enjoy unbeatable convenience with walking distance to shopping, groceries, fitness centers & all essential amenities. Fantastic opportunity to own in a prime location!

Built in 2006

## **Essential Information**

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Price \$179,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,248
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	322 4304 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H6

### Amenities

Amenities	Air Conditioner, Car Wash, Parking-Visitor, Party Room, Social Rooms
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 21st, 2025
Days on Market	48
Zoning	Zone 35
Condo Fee	\$808

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Listing information last updated on October 8th, 2025 at 1:17pm MDT