

## \$119,999 - 407 4304 139 Avenue, Edmonton

MLS® #E4463065

**\$119,999**

1 Bedroom, 1.00 Bathroom, 826 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this bright and spacious, freshly painted 825 sqft 1-bedroom, 1-bathroom condo, perfectly positioned on the top floor of a quiet, well-managed building. Ideal for first-time buyers, downsizers, or investors, this unit offers a smart open-concept layout with large windows, generous laundry room, additional storage, a private balcony, and underground parking stall including a storage cage. Building-wide mechanical upgrades include a brand-new heat exchanger, blower, and valves—ensuring optimal heating and cooling efficiency for years to come. Enjoy peace of mind with these major system replacements already taken care of. Estates of Clareview offer excellent amenities, including a fitness center, social room, recreation room, car wash, and secure entry. Located just minutes from the LRT and close to shopping, dining, and parks, this is urban convenience at its best. A rare opportunity for value, comfort, and location; all in one.

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463065  |
| Price     | \$119,999 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 826                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 407 4304 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0H6               |

### Amenities

|                |                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Ceiling 9 ft., Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Storage Cage |
| Parking Spaces | 1                                                                                                                                                          |
| Parking        | Parkade                                                                                                                                                    |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                           |
| # of Stories | 4                                                                                                   |
| Stories      | 1                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | None, See Remarks                                                                                   |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                     |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Sifton School              |
| Middle     | St. Elizabeth Seton School |
| High       | Eastglen School            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 35            |
| Condo Fee      | \$570              |

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Listing information last updated on October 27th, 2025 at 11:17am MDT