

# **\$164,900 - 223 4312 139 Avenue, Edmonton**

MLS® #E4432904

**\$164,900**

2 Bedroom, 2.00 Bathroom, 1,071 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this spacious 2-bedroom, 2-bathroom condo in sought-after Clareview Estates! This well-maintained unit features upgraded flooring, a cozy gas fireplace, and an open-concept layout perfect for entertaining. Enjoy a bright and functional kitchen, generous in-unit storage, spacious laundry room, and a private balcony to relax and unwind. The primary suite includes a full 4 pc ensuite and large closet. You'll love the convenience of underground parking, plus an additional storage locker. The building offers fantastic amenities including a fully equipped workout room, recreation space, and plenty of visitor parking. Located just steps from the Clareview LRT station, you'll have quick access to downtown, shopping, and all major amenities. Whether you're a first-time buyer, downsizing, or investing, this condo offers exceptional value and comfort in a vibrant, connected community. Don't miss out on this move-in-ready home in a prime location!

Built in 2004

## **Essential Information**

MLS® #	E4432904
Price	\$164,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,071
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	223 4312 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3J4

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Patio, Storage Cage
Parking Spaces	1
Parking	Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Picnic Area, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	1
Zoning	Zone 35
Condo Fee	\$736

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 26th, 2025 at 8:17pm MDT