

# \$278,000 - 319 3670 139 Avenue, Edmonton

MLS® #E4425638

**\$278,000**

2 Bedroom, 2.00 Bathroom, 1,086 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

**PET FRIENDLY!** Stunning Southwest Corner 2 Bedrooms + Den – Private & Spacious. CONDO FEE INCLUDES ALL UTILITIES INCLUDING ELECTRICITY. Huge southwest corner unit offers 1,100 sqft. of private living space, featuring two titled parking stalls+separate storage unit. Designed with modern elegance, this open-concept condo boasts luxury upgrades throughout, including: Expansive living room with southwest and southeast windows, filling the space with natural light Corner balcony with breathtaking east, west, and south-facing views – perfect for enjoying spectacular sunsets Adjacent to Clareview Recreation Centre and close to LRT, shopping, & amenities Kitchen: Upgraded light pendants Soft-close drawers Undermount sink Granite countertops Upgraded stainless steel appliances Master bedroom features walk-through closet w custom built-in cabinetry Den can be used as a third bedroom & includes a freezer, built-in cabinets, and wardrobe storage Windows everywhere, maximizing natural light

Built in 2016

## Essential Information

MLS® # E4425638

Price \$278,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	319 3670 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3N5

### Amenities

Amenities	Parking-Extra, Parking-Visitor, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Heated, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Freezer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Landscaped, Private Setting, Public Transportation, Schools, Shopping

	Nearby, View City, View Downtown, See Remarks
Roof	EPDM Membrane
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	45
Zoning	Zone 35
Condo Fee	\$684

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