

# **\$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 | 3                |
| Zoning         | Zone 35          |
| Condo Fee      | \$736            |

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Listing information last updated on April 28th, 2025 at 8:02am MDT