

## **\$189,900 - 426 4312 139 Avenue, Edmonton**

MLS® #E4450074

**\$189,900**

2 Bedroom, 2.00 Bathroom, 1,022 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to the Estates of Clareview! This bright and spacious TOP FLOOR 2 bedroom, 2 bathroom SOUTH FACING condo features VAULTED CEILINGS, and cozy gas FIREPLACE. The open-concept layout includes a functional kitchen with oak cabinets and SS appliances, a generous living area, and in-suite laundry for added convenience. The primary bedroom offers a walk-through closet and full ensuite bathroom. The second bedroom is ideal for guests, an office, or a roommate setup with the second full bath nearby. Includes underground heated parking with a storage cage right in front of the stall. Unbeatable location, literally steps from Clareview LRT TRAIN STATION (perfect for University students, and downtown professionals), shopping, restaurants, and all amenities. Well-managed, pet-friendly complex with a FULL GYM, REC ROOM and social room for special occasions. NEW FRESH COAT OF PAINT professionally done for the new owners. Move-in ready and perfect opportunity for first-time buyers, students, or investors!

Built in 2004

### **Essential Information**

MLS® # E4450074

Price \$189,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,022                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 426 4312 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3J4               |

### Amenities

|           |                                                                                                                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Social Rooms, Storage-In-Suite, Vaulted Ceiling, See Remarks, Storage Cage |
| Parking   | Heated, Parkade, Underground                                                                                                                                                                                |

### Interior

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

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 35         |
| Condo Fee      | \$713           |

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Listing information last updated on August 2nd, 2025 at 7:02pm MDT