

## \$169,000 - 207 4316 139 Avenue, Edmonton

MLS® #E4445401

**\$169,000**

2 Bedroom, 2.00 Bathroom, 1,156 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Excellent location! This beautiful suite has 9 ft ceilings and offers numerous upgrades including new vinyl planking throughout, quartz counter tops and much more. 2 spacious bedrooms, 2 full bathrooms, in-suite laundry, storage room and modern open concept living space. Impressive 1156 sq ft ensures ample room for comfortable living. An unbeatable location sets this property apart. Steps away from Clareview transit and LRT station, enjoy city living without the usual hustle. Grocery stores, countless restaurants, and amenities within walking distance make life convenient. Perks go beyond location. Access fantastic building amenities: car wash, rec room, exercise gym, and social room. Heated underground parking with storage cage adds luxury and convenience. Don't miss this remarkable opportunity for affordable luxury living. Come and see this gorgeous suite in the Estates of Clareview!



Built in 2008

### Essential Information

MLS® #	E4445401
Price	\$169,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,156
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	207 4316 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0L1

### Amenities

Amenities	Ceiling 9 ft., Exercise Room, Recreation Room/Centre, Secured Parking, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	64
Zoning	Zone 35
Condo Fee	\$760



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