

## \$169,000 - 424 4312 139 Avenue, Edmonton

MLS® #E4445417

**\$169,000**

2 Bedroom, 2.00 Bathroom, 1,101 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Beautiful TOP FLOOR 2 bedroom and 2 full bathroom suite features 10 ft ceilings and numerous upgrades. New vinyl planking, modern quartz countertops, in suite laundry and much more. Bright and sunny living room with modern open concept design. Upgraded kitchen and large storage room. Immaculately maintained and move in ready. Large primary bedroom with walk in closet and full ensuite. Steps away from Clareview transit and LRT station, grocery stores, countless restaurants, and amenities within walking distance make life convenient. Perks go beyond location. Access fantastic building amenities: car wash, recreation 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 2004

### Essential Information

MLS® #	E4445417
Price	\$169,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,101



Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	424 4312 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3J4

### **Amenities**

Amenities	Ceiling 10 ft., Parking-Visitor, Recreation Room/Centre, Secured Parking, Social Rooms, Storage Cage
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, Park/Reserve, 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	65
Zoning	Zone 35
Condo Fee	\$760

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 September 4th, 2025 at 11:47pm MDT