# \$159,900 - 223 4312 139 Avenue, Edmonton

MLS® #E4432904

#### \$159.900

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 \$159,900

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 52

Zoning Zone 35

Condo Fee \$736

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