

## \$165,000 - 314 4312 139 Avenue, Edmonton

MLS® #E4449439

**\$165,000**

2 Bedroom, 2.00 Bathroom, 1,087 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Well maintained unit with one of the best views in the complex! This 3rd floor apartment includes 2 bedrooms (primary is massive with walk in closet!), 2 full baths, den/storage room plus in suite laundry room. Spacious layout offers open concept kitchen overlooking the dining & living room. Chefs will enjoy the ample counter space + pantry. Built in gas fireplace for cozy evenings in. Covered balcony is east facing & offers a view of beautiful open skies and sports field. Unit includes secure heated underground parking + storage cage. Complex also has a great gym for easy workouts + party room for gatherings. Just a quick walk across the field and you are at the Clareview Recreation Centre where you can swim, skate, play in the gymnasium or visit the public library. LRT station is just across the street to take you wherever you need to go- downtown, MacEwan, University of Alberta! Walking distance to services including Superstore, Walmart & many restaurants. Plentiful visitor parking too! Move in ready.

Built in 2004

### Essential Information

MLS® # E4449439

Price \$165,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,087                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 314 4312 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3J4               |

### Amenities

|                |                                                                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Storage Cage |
| Parking Spaces | 1                                                                                                                                                       |
| Parking        | Heated, Parkade, Underground                                                                                                                            |

### Interior

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

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Stucco                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                           |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Sifton/StBonaventure    |
| Middle     | JohnDBracco/StElizSeton |
| High       | Eastglen/AustonOBrien   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 35         |
| Condo Fee      | \$760           |

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Listing information last updated on August 2nd, 2025 at 6:47am MDT