

## \$125,000 - 423 4304 139 Avenue, Edmonton

MLS® #E4435796

**\$125,000**

1 Bedroom, 1.00 Bathroom, 812 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Undeniably Exquisite and Exceptionally Spacious! This TOP FLOOR , Corner Unit , 1-bedroom + den condominium in the sought-after Estates of Clareview offers a modern, open-concept design thatâ€™s both stylish and functional. Featuring 9-foot ceilings, rounded corners, in-suite laundry and storage, central air conditioning, and underground parking with car wash bay, this home blends comfort with convenience. The sleek kitchen boasts black appliances, ample cabinetry, and flows seamlessly into the living areaâ€”perfect for entertaining. Enjoy the generous primary suite with direct access to a full bathroom, and relax on your private balcony equipped with a gas line for BBQs, overlooking the beautifully landscaped center courtyard where an amenities building with a games room , party room and a gym! All of this, just steps from Clareview LRT, shopping, dining, and entertainment. A rare find at a great priceâ€”this home is truly a must-see!

Built in 2006

### Essential Information

MLS® #	E4435796
Price	\$125,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	812
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	423 4304 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H6

### **Amenities**

Amenities	Car Wash, Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, See Remarks
Parking	Heated, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 10th, 2025  
Days on Market                3  
Zoning                              Zone 35  
Condo Fee                        \$571

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