

# **\$180,000 - 213 4312 139 Avenue, Edmonton**

MLS® #E4445697

**\$180,000**

2 Bedroom, 2.00 Bathroom, 1,161 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Prime Location! Fully Renovated 2 Bed + 2 Bath Condo in Clareview Beautifully upgraded condo featuring engineered hardwood, quartz countertops with undermount sinks, gas fireplace, central A/C, spacious walk-in closets, and a large balcony with ground-level views. Includes a den/storage room and underground parking. Building amenities include fitness room, car wash, and waste/recycling on every floor. Location is everything, and this property delivers. Situated just steps from Clareview LRT Station, the Clareview Recreation Centre, and the Clareview Shopping Complex, youâ€™ll enjoy unmatched access to transit, fitness facilities, shopping, dining, and essential servicesâ€”all within walking distance. Whether you're a first-time homebuyer, downsizing, or seeking a smart investment opportunity, this condo checks all the boxes for modern urban living.

Built in 2004

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4445697  |
| Price          | \$180,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,161     |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 213 4312 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3J4               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Car Wash, Deck, Detectors Smoke, Exercise Room, Patio, Sprinkler System-Fire, See Remarks |
| Parking   | Heated, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 52             |
| Zoning         | Zone 35        |
| Condo Fee      | \$760          |

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Listing information last updated on August 24th, 2025 at 7:02am MDT