

# \$194,500 - 3195 139 Avenue, Edmonton

MLS® #E4446245

**\$194,500**

3 Bedroom, 1.50 Bathroom, 1,055 sqft  
Condo / Townhouse on 0.00 Acres

Hairsine, Edmonton, AB

Welcome to this cozy unit featuring a spacious and inviting deck. A lush backyard bursting with colorful flowers, thriving vegetables, and a towering tree that offers cool shade—a peaceful garden retreat full of life and beauty. Ideally located just across from a Junior High School. This charming home offers 3 bedrooms and 1.5 bathrooms, gas fireplace, and a fully finished basement that’s perfect as a flex space. Primary bedroom has a balcony. The complex boasts upgraded windows and durable PVC fencing. Enjoy the convenience of two assigned parking stalls right at your doorstep. With low condo fees and a well-managed reserve fund, this home is a smart choice. You'll love the walkable access to Clareview LRT Station, Clareview Recreation Centre, shopping, schools, and nearby bus stops.

Built in 1979

## Essential Information

MLS® #	E4446245
Price	\$194,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,055



Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3195 139 Avenue
Area	Edmonton
Subdivision	Hairsine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1R4

### Amenities

Amenities	No Smoking Home
Parking	2 Outdoor Stalls

### Interior

Appliances	Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### School Information

Elementary	St. Bonaventure
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Middle	St. John Bosco
High	M.E. Lazerte

### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	56
Zoning	Zone 35
Condo Fee	\$298

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