

## \$189,000 - 313 4316 139 Avenue, Edmonton

MLS® #E4447214

**\$189,000**

2 Bedroom, 2.00 Bathroom, 1,182 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Beautifully cared for 2 bedroom and 2 bathroom suite features 9 ft ceilings. Incredible 1182 sq ft of living space. Numerous upgrades including vinyl planking throughout, new lighting, backsplash and much more. Sunny living room with patio doors to a HUGE BALCONY, open concept kitchen with island and a dining area. 2 extra large bedrooms including a primary bedroom with a door that leads to your balcony. Upgraded 2 full bathrooms. This suite is immaculate and is move in ready. Close to Clareview transit and LRT station, enjoy city living without the usual hustle. Grocery stores, countless restaurants, and amenities within walking distance make life convenient. Perks go beyond location. Access fantastic building amenities: car wash, rec room, exercise gym, and social room. Heated underground parking with storage cage adds luxury and convenience. Don't miss this remarkable opportunity for affordable luxury living. Come and see this gorgeous suite!

Built in 2008

### Essential Information

MLS® # E4447214

Price \$189,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,182                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 313 4316 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0L1               |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Recreation Room/Centre, Social Rooms, Storage-In-Suite, Storage Cage |
| Parking Spaces | 1                                                                                                    |
| Parking        | Heated, Underground                                                                                  |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                       |
| # of Stories      | 3                                                               |
| Stories           | 1                                                               |
| Has Basement      | Yes                                                             |
| Basement          | None, No Basement                                               |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                          |
| Exterior Features | Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 35         |
| Condo Fee      | \$808           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 6th, 2025 at 12:32pm MDT