

# **\$189,900 - 426 4312 139 Avenue, Edmonton**

MLS® #E4450074

**\$189,900**

2 Bedroom, 2.00 Bathroom, 1,022 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to the Estates of Clareview! This bright and spacious TOP FLOOR 2 bedroom, 2 bathroom SOUTH FACING condo features VAULTED CEILINGS, and cozy gas FIREPLACE. The open-concept layout includes a functional kitchen with oak cabinets and SS appliances, a generous living area, and in-suite laundry for added convenience. The primary bedroom offers a walk-through closet and full ensuite bathroom. The second bedroom is ideal for guests, an office, or a roommate setup with the second full bath nearby. Includes underground heated parking with a storage cage right in front of the stall. Unbeatable location, literally steps from Clareview LRT TRAIN STATION (perfect for University students, and downtown professionals), shopping, restaurants, and all amenities. Well-managed, pet-friendly complex with a FULL GYM, REC ROOM and social room for special occasions. NEW FRESH COAT OF PAINT professionally done for the new owners. Move-in ready and perfect opportunity for first-time buyers, students, or investors!

Built in 2004

## **Essential Information**

MLS® # E4450074

Price \$189,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,022
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	426 4312 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3J4

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Social Rooms, Storage-In-Suite, Vaulted Ceiling, See Remarks, Storage Cage
Parking	Heated, Parkade, Underground

### Interior

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

### Exterior

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

**Additional Information**

Date Listed	July 28th, 2025
Days on Market	49
Zoning	Zone 35
Condo Fee	\$713

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