# \$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 quests, 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!

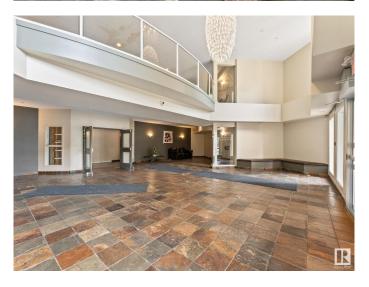
Built in 2004

#### **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

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 2

Zoning Zone 35

Condo Fee \$713

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