

## \$144,900 - 2 4245 139 Avenue, Edmonton

MLS® #E4454757

**\$144,900**

1 Bedroom, 1.00 Bathroom, 595 sqft

Condo / Townhouse on 0.00 Acres

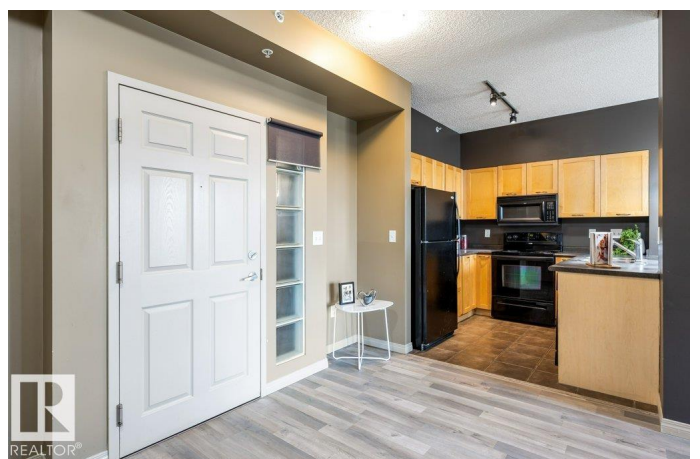
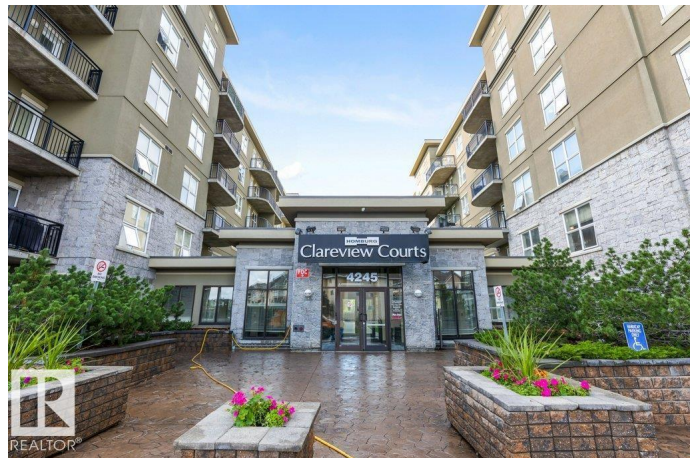
Clareview Town Centre, Edmonton, AB

Welcome to Clareview Courts! A premier CONCRETE and STEEL constructed condo development known for its soundproofing and prime location! Just steps to LRT station, groceries, restaurants, theatres, schools, rec centre and all amenities. This 1 bedroom, 1 bath condo features insuite laundry, kitchen with maple cabinets and breakfast bar. Balcony views and a secure courtyard between buildings gives you a quiet outdoor space. Underground parking (great stall close to elevator door) and storage cage for security and storage! This condo complex is pet friendly, well managed, secure entry, visitor parking and more! A perfect opportunity for first time buyers or investors! All utilities included in the condo fee! Just move in and enjoy!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454757  |
| Price          | \$144,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 595       |
| Acres          | 0.00      |
| Year Built     | 2005      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2 4245 139 Avenue     |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3E8               |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Parking-Visitor, Patio, Secured Parking, Security Door |
| Parking   | Heated, Underground                                    |

### Interior

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                                                      |
| # of Stories | 6                                                                                           |
| Stories      | 1                                                                                           |
| Has Basement | Yes                                                                                         |
| Basement     | None, No Basement                                                                           |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Concrete, Stone, Stucco                         |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                    |
| Construction      | Concrete, Stone, Stucco                         |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 35           |
| Condo Fee      | \$410             |

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Listing information last updated on August 29th, 2025 at 4:32am MDT