

## **\$149,900 - 212 4304 139 Avenue, Edmonton**

MLS® #E4432831

**\$149,900**

2 Bedroom, 2.00 Bathroom, 1,058 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

The Estates of Clareview has everything you need! This spacious 2 bedroom, 2 bathroom beauty offers almost 1200 sqft of living space with 9 ft ceilings & large windows throughout, perfect for the first time home buyer, University Student or investor. Open concept kitchen features generous counter and cupboard space, an eating bar, and flows seamlessly into the living & dining area. Primary bedroom has a large walk-thru closet & a full 3pc ensuite. The 2nd Bedroom is on the opposite side of the unit located beside the full 4pc main bathroom, the perfect layout. Relax on your private patio, and take advantage of the large in-suite laundry & storage room. Heated underground parking stall and storage cage adds luxury and convenience. Building amenities include a gym, a games room with ping pong and pool tables, a social room, and an indoor car wash. Just steps from Clareview LRT station, Rec Center, a variety of restaurants & walking distance to major shopping like Walmart, Costco and Superstore. Shows 10/10!

Built in 2006

### **Essential Information**

MLS® # E4432831

Price \$149,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,058
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	212 4304 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H6

### Amenities

Amenities	Off Street Parking, Car Wash, Ceiling 9 ft., Detectors Smoke, Exercise Room, Parking-Extra, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, See Remarks, Storage Cage
Parking	Heated, Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	SIFTON/A.FITZGE
Middle	St.E.SETON/JD.BRA
High	O'LEARY/QUEEN E

### Additional Information

Date Listed	April 25th, 2025
Days on Market	6
Zoning	Zone 35
Condo Fee	\$713

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