

## \$264,900 - 319 3670 139 Avenue, Edmonton

MLS® #E4461724

### \$264,900

2 Bedroom, 2.00 Bathroom, 1,086 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

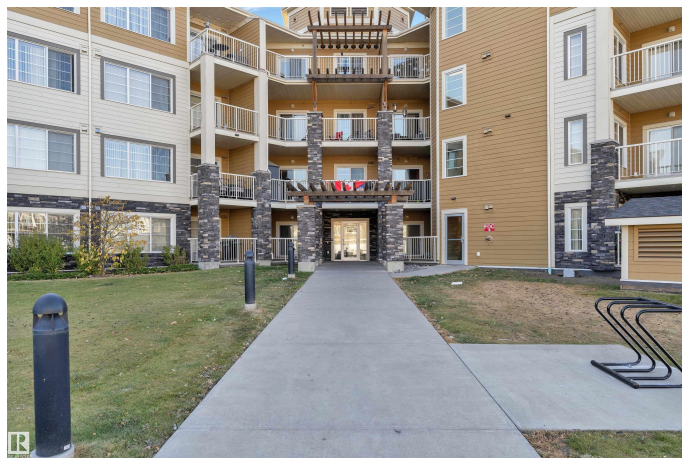
Experience modern living at its finest in this immaculate 3rd-floor CORNER UNIT featuring 2 BEDROOMS PLUS A DEN. This PET-FRIENDLY home offers an open, sun-filled layout with abundant windows and a spacious southwest-facing balcony perfect for morning coffee or evening relaxation. Enjoy premium upgrades including GRANITE COUNTERTOPS, stainless steel appliances, soft-close cabinetry, BACK SPLASH, stylish light fixtures, and extra-large BUILT-IN STORAGE in the primary bedroom. Meticulously maintained by the ORIGINAL OWNERS, the unit is in excellent condition and shows PRIDE OF OWNERSHIP throughout. Bonus features include TWO TITLED PARKING STALLS (one underground, one surface) plus a STORAGE CAGE. Ideally located steps from the recreation centre, walking distance to shopping, and NEAR THE LRT, this home combines convenience, comfort, and upscale living. A perfect blend of style, functionality, and modern luxury—this is condo living at its absolute best, ready for you to move in and enjoy immediately!

Built in 2016

### Essential Information

MLS® # E4461724

Price \$264,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,086                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 319 3670 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3N5               |

### Amenities

|                |                                                                                                                                                                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Patio, Secured Parking, Sprinkler Sys-Underground, Storage-In-Suite, Vinyl Windows, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                                                                                                                                 |
| Parking        | Stall, Underground                                                                                                                                                                                                                                                                                |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dryer, Freezer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Water                                                                                          |
| # of Stories      | 4                                                                                                         |
| Stories           | 4                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | None, No Basement                                                                                         |

### Exterior

|                   |                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl, Hardie Board Siding                                                                                                                                                                                          |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                 |
| Construction      | Wood, Stone, Vinyl, Hardie Board Siding                                                                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                               |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Sifton School         |
| Middle     | John D. Bracco School |
| High       | M.E. LaZerte School   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 14                 |
| Zoning         | Zone 35            |
| Condo Fee      | \$684              |

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Listing information last updated on October 24th, 2025 at 6:17pm MDT