

## \$146,500 - 2 4245 139 Avenue, Edmonton

MLS® #E4464590

### \$146,500

1 Bedroom, 1.00 Bathroom, 608 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Beautifully upgraded 1-bedroom, 1-bathroom ground-floor suite featuring a private courtyard and exterior entrance. Available for immediate possession. This bright, south-facing unit offers 9 ft ceilings, large vinyl windows, and luxury vinyl plank flooring throughout. Recent updates include fresh paint, new baseboards, and updated casings. The kitchen is equipped with nearly new stainless steel appliances, new light fixtures, and a modern backsplash. The bathroom features updated fixtures and a convenient pocket door entry from the bedroom. In-suite laundry is included for added convenience. An underground heated parking stall is assigned to this unit. Enjoy outdoor living with a private garden patio equipped with a gas line for BBQs. Condo fees are very affordable and include all utilities â€” even electricity. Located within walking distance to shopping centres, restaurants, and the Clareview LRT station. This property offers an ideal combination of privacy, comfort, and convenience.

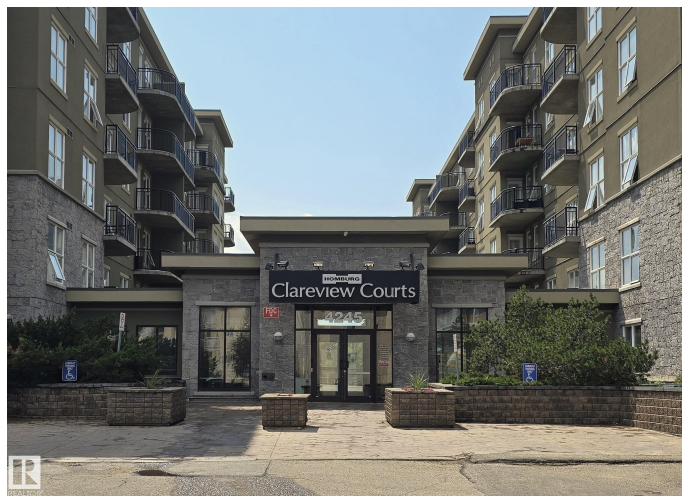
Built in 2005

### Essential Information

MLS® # E4464590

Price \$146,500

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 608                    |
| 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 | Ceiling 9 ft., Intercom, No Smoking Home, Patio, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Heated, Underground                                                                                           |

### **Interior**

|              |                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks |
| Heating      | Baseboard, Natural Gas                                                                                                     |
| # of Stories | 5                                                                                                                          |
| Stories      | 5                                                                                                                          |
| Has Basement | Yes                                                                                                                        |
| Basement     | None, No Basement                                                                                                          |

### **Exterior**

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                                                    |
| Exterior Features | Backs Onto Park/Trees, Flat Site, No Through Road, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat                                                                                                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 35            |
| Condo Fee      | \$422              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 14th, 2025 at 2:18pm MST