

## \$174,900 - 315 4304 139 Avenue, Edmonton

MLS® #E4437338

**\$174,900**

2 Bedroom, 2.00 Bathroom, 1,061 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to the Estates of Clareview! This pet-free and carpet-free 3rd floor, Northwest facing suite has it all including 2 spacious bedrooms, 2 full bathrooms, in-suite laundry, open concept living space, 9 ft ceilings, underground heated parking and recently upgraded appliances. This spacious, 1108 sq ft condo is just steps from the Clareview transit center, an LRT station, and close to all the amenities. However, you may not need to leave your home often as owning this suite provides you full access to the building's own car wash, recreational room, exercise gym, and private boardroom.

Built in 2006

### Essential Information

MLS® #	E4437338
Price	\$174,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,061
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status	Active
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### Community Information

Address	315 4304 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H6

### Amenities

Amenities	Car Wash, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, 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
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 19th, 2025
Days on Market	72
Zoning	Zone 35
Condo Fee	\$713

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