# \$449,600 - 47 Clareview Road, Edmonton

MLS® #E4441225

#### \$449,600

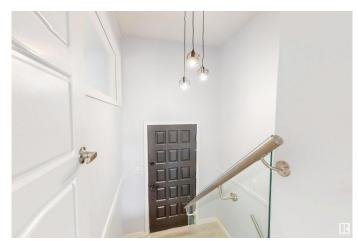
4 Bedroom, 2.00 Bathroom, 871 sqft Single Family on 0.00 Acres

Kernohan, Edmonton, AB

Welcome to a FULLY RENOVATED bi-level located in the heart of Kernohan. This inviting home offers the perfect blend of space, comfort, and functionality ideal for growing families or savvy investors. UPGRADES INCLUDE: NEW FLOORING AND PAINT THROUGHOUT, ALL NEW WINDOWS, NEW STAINLESS STEEL APPLIANCES, NEW FURNACE, NEW HOT WATER TANK and 2 NEW SETS OF LAUNDRY. Step inside a bright and airy main floor, where large windows flood the living space with natural light. The spacious living room flows seamlessly into an all new kitchen and dining area, making it perfect for everyday living and entertaining. you'II find generously sized 2 bedrooms, including a cozy primary retreat, and a beautifully renovated full bathroom. The fully finished lower level features a 2 bedrooms, a second bathroom, and a new kitchen. The DOUBLE GARAGE is accessible from the rear lane. Located steps from parks, schools, river valley trails, this beautiful home is ready for YOU!







Built in 1977

# **Essential Information**

MLS® # E4441225 Price \$449,600 Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 871

Acres 0.00

Year Built 1977

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

# **Community Information**

Address 47 Clareview Road

Area Edmonton
Subdivision Kernohan
City Edmonton
County ALBERTA

Province AB

Postal Code T5A 3X2

#### **Amenities**

Amenities Deck

Parking Double Garage Detached

#### Interior

Appliances Dishwasher-Built-In, Hood Fan, Dryer-Two, Refrigerators-Two,

Stoves-Two, Washers-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Suite Yes
Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Landscaped

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 6th, 2025

Days on Market 8

Zoning Zone 35

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Listing information last updated on June 14th, 2025 at 3:17am MDT