

# **\$158,000 - 1 4245 139 Avenue, Edmonton**

MLS® #E4441202

**\$158,000**

1 Bedroom, 1.00 Bathroom, 571 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

This 1-bedroom, 1-bath condo in the vibrant heart of Clareview! Ideal for students, professionals, or investors. This unit boasts a bright open-concept layout. The well-appointed kitchen offers ample cabinetry and a convenient breakfast bar, seamlessly connecting to a sun-filled living room with oversized windows. Enjoy your private west-facing balcony, complete with a gas BBQ hookup—perfect for year-round grilling. Additional features include in-suite laundry and a heated underground parking stall for your comfort and convenience. Plus, the condo fees include all utilities, adding exceptional value. Located just steps from the Clareview LRT station, major shopping centres, a modern recreation facility, and a variety of dining options, this pet-friendly condo is part of a well-managed concrete and steel building—providing excellent soundproofing and long-term peace of mind. With every essential amenity at your doorstep, Clareview Court offers a secure, quiet, and comfortable lifestyle. Don't miss out!



Built in 2005

## **Essential Information**

MLS® # E4441202

Price \$158,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	571
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1 4245 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3E8

### **Amenities**

Amenities	See Remarks
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Water
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Public Transportation, Shopping Nearby
Roof	Flat
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Sifton School
Middle	John D. Bracco School
High	Eastglen School

**Additional Information**

Date Listed	June 8th, 2025
Days on Market	18
Zoning	Zone 35
Condo Fee	\$410

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