

## \$189,000 - 424 4312 139 Avenue, Edmonton

MLS® #E4445417

**\$189,000**

2 Bedroom, 2.00 Bathroom, 1,101 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Beautiful TOP FLOOR 2 bedroom and 2 full bathroom suite features 10 ft ceilings and numerous upgrades. New vinyl planking, modern quartz countertops, in suite laundry and much more. Bright and sunny living room with modern open concept design. Upgraded kitchen and large storage room. Immaculately maintained and move in ready. Large primary bedroom with walk in closet and full ensuite. Steps away from Clareview transit and LRT station, grocery stores, countless restaurants, and amenities within walking distance make life convenient. Perks go beyond location. Access fantastic building amenities: car wash, recreation room, exercise gym, and social room. Heated underground parking with storage cage adds luxury and convenience. Don't miss this remarkable opportunity for affordable luxury living. Come and see this gorgeous suite in the Estates of Clareview!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445417  |
| Price          | \$189,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,101     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 424 4312 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3J4               |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 10 ft., Parking-Visitor, Recreation Room/Centre, Secured Parking, Social Rooms, Storage Cage |
| Parking   | Heated, Underground                                                                                  |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                       |
| Appliances        | Microwave Hood Fan, 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 | Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                        |
| Construction      | Wood, Stucco                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 123            |
| Zoning         | Zone 35        |
| Condo Fee      | \$760          |

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Listing information last updated on November 1st, 2025 at 9:47pm MDT