

## **\$179,900 - 322 4304 139 Avenue, Edmonton**

MLS® #E4461541

**\$179,900**

2 Bedroom, 2.00 Bathroom, 1,191 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this spacious CORNER UNIT located just minutes from downtown & U of A, with the Clareview LRT Station right at your doorstep. This beautifully maintained condo offers a private & quiet setting with a functional layout. Two generously sized bdrms, including a primary suite with full ensuite. Large entrance leads to a bright OPEN-CONCEPT living area with a large kitchen featuring BRAND NEW stainless steel appliances, oak cabinetry & a large island with plenty of counter space! Step out from either the living room or primary bedroom onto a massive balcony, complete with natural gas BBQ hookup. Add'l features include: A/C, 9ft ceilings, in-suite laundry w/new washer & dryer, underground parking stall conveniently located near the elevator, access to the car wash & the amenities building w/SOCIAL ROOM, GYM & GAMES ROOM. Enjoy the unbeatable convenience with walking distance to shopping, groceries, fitness centers & all essential amenities. Fantastic opportunity to own in a prime location!

Built in 2006

### **Essential Information**

MLS® # E4461541

Price \$179,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,191                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 322 4304 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0H6               |

### Amenities

|                |                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                |
| Parking        | Heated, Underground                                                                                                              |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| # of Stories      | 4                                                                                                              |
| Stories           | 1                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | None, No Basement                                                                                              |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                     |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stucco             |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 35           |
| Condo Fee      | \$808             |

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Listing information last updated on October 16th, 2025 at 5:02pm MDT