

## \$169,000 - 207 4316 139 Avenue, Edmonton

MLS® #E4445401

**\$169,000**

2 Bedroom, 2.00 Bathroom, 1,156 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Excellent location! This beautiful suite has 9 ft ceilings and offers numerous upgrades including new vinyl planking throughout, quartz counter tops and much more. 2 spacious bedrooms, 2 full bathrooms, in-suite laundry, storage room and modern open concept living space. Impressive 1156 sq ft ensures ample room for comfortable living. An unbeatable location sets this property apart. Steps away from Clareview transit and LRT station, enjoy city living without the usual hustle. Grocery stores, countless restaurants, and amenities within walking distance make life convenient. Perks go beyond location. Access fantastic building amenities: car wash, rec 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 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445401  |
| Price      | \$169,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,156                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 207 4316 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0L1               |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Exercise Room, Recreation Room/Centre, Secured Parking, Storage Cage |
| Parking Spaces | 1                                                                                   |
| 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, 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 | 82             |
| Zoning         | Zone 35        |
| Condo Fee      | \$760          |



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Listing information last updated on September 23rd, 2025 at 8:47am MDT