

# **\$168,000 - 2 4245 139 Avenue, Edmonton**

MLS® #E4448717

**\$168,000**

1 Bedroom, 1.00 Bathroom, 582 sqft

Condo / Townhouse on 0.00 Acres

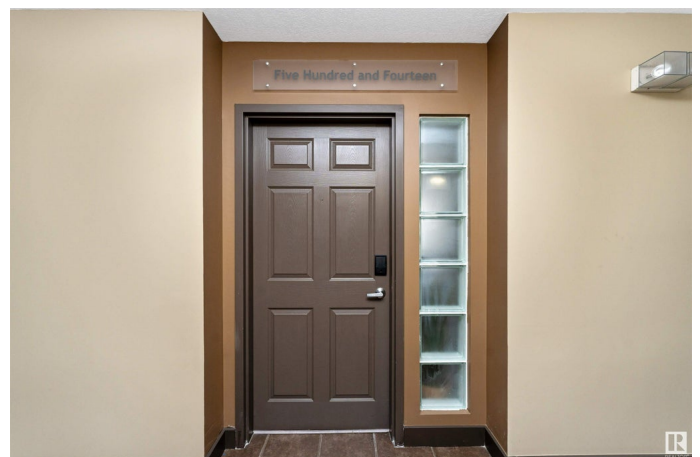
Clareview Town Centre, Edmonton, AB

Welcome to Clareview Courtsâ€”A PREMIER CONCRETE-CONSTRUCTED CONDO DEVELOPMENT, known for its exceptional build quality, soundproofing, and prime location. This stylish

1-BEDROOM/1-BATHROOM unit showcases 9-FOOT CEILINGS, OVERSIZED WINDOWS for an abundance of natural light, BRAND NEW FLOORING, FRESH PAINT, MAPLE CABINETRY, and stainless steel/black appliances. Step onto your SPACIOUS BALCONY complete with NATURAL GAS BBQ HOOKUPâ€”perfect for year-round enjoyment. Additional perks include IN-SUITE STORAGE + LAUNDRY and HEATED UNDERGROUND PARKING STALL, ideal for cold Edmonton winters. Located MERE STEPS from Clareview LRT Station, Superstore, restaurants, movie theatres, schools, and all amenities. The WELL-MANAGED, PET-FRIENDLY COMPLEX offers a landscaped courtyard, secure entry, visitor parking, intercom system, and fire/sprinkler safety. A perfect opportunity for first-time buyers or savvy investors looking for location, quality, and value in one complete package. ALL UTILITIES INCLUDED in the condo fee!

Built in 2005

## **Essential Information**



MLS® #	E4448717
Price	\$168,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	582
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	2 4245 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3E8

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks
Heating	Baseboard, Natural Gas
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane, Flat
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 19th, 2025
Days on Market	10
Zoning	Zone 35
Condo Fee	\$410

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Listing information last updated on July 28th, 2025 at 10:47pm MDT