

## \$169,999 - 225 4304 139 Avenue, Edmonton

MLS® #E4438581

**\$169,999**

2 Bedroom, 2.00 Bathroom, 1,062 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Spacious and bright 2-bedroom, 2-bathroom condo located on the second floor of a well-maintained building. This open-concept unit offers over 1,000 sq. ft. of living space with large windows that flood the home with natural light. The modern layout includes in-suite laundry for added convenience. Enjoy underground heated parking and access to a fantastic amenities building featuring a gym, social room, and pool table. Perfectly situated right next to the LRT station, playground, and recreation centre, with a wide variety of restaurants just steps away. Ideal for professionals, small families, or investors seeking comfort and connectivity in one of the most desirable locations.

Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4438581          |
| Price          | \$169,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,062             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 225 4304 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0H6               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Security Door, Social Rooms, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking   | Heated, Parkade, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, 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 | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 69             |
| Zoning         | Zone 35        |

Condo Fee                \$713

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Listing information last updated on August 3rd, 2025 at 7:32pm MDT