

## \$159,000 - 4316 139 Avenue, Edmonton

MLS® #E4442423

**\$159,000**

2 Bedroom, 2.00 Bathroom, 977 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this spacious 2 bedroom, 2 bathrooms, with 2 Parkings unit in a prime location—just steps from the LRT station, ETS transit, shopping, Clareview Rec Centre, and more. Inside, you'll find a bright open-concept living area, functional kitchen, and a dining space that fits a full-sized table. The primary suite features a walk-through closet and private 3-piece ensuite, while the second bedroom is located on the opposite side for added privacy. Enjoy the convenience of in-suite stacked laundry and a separate storage room, plus a balcony ideal for relaxing or BBQing. Located on the second floor of a well-managed building with fantastic amenities including a fitness centre, social room, 1 underground parking(Assigned) with storage, and 1 outdoor Parking(Titled). Unit is perfect for first-time buyers, investors, or those looking to downsize.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442423  |
| Price          | \$159,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 977       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

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

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Exercise Room, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2                                                                |
| Parking        | Heated, Parkade, Underground, See Remarks                        |

### Interior

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

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                              |
| Exterior Features | Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Stucco                                                              |
| Foundation        | Concrete Perimeter                                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 35         |
| Condo Fee      | \$713           |

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Listing information last updated on June 15th, 2025 at 3:02pm MDT