# \$189,000 - 412 4312 139 Avenue, Edmonton

MLS® #E4445408

### \$189,000

2 Bedroom, 2.00 Bathroom, 1,021 sqft Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

AMAZING VIEWS! This Stunning TOP FLOOR 2-bedroom, 2 full bathroom suite offers 10ft ceilings. Numerous upgrades include new vinyl plank flooring throughout, new quartz countertops, feature wall and much more. Patio doors lead to a large balcony that overlook a GREEN SPACE! 2 spacious bedrooms, upgraded kitchen, stoage room and in suite laundry. This suite is immaculate. 1021 sq ft of living space. 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. 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 2004

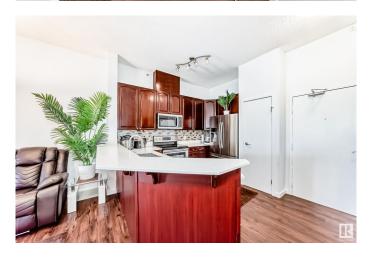
#### **Essential Information**

MLS® # E4445408 Price \$189,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2







Square Footage 1,021 Acres 0.00 Year Built 2004

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 412 4312 139 Avenue

Area Edmonton

Subdivision Clareview Town Centre

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 3J4

#### **Amenities**

Amenities Ceiling 10 ft., No Animal Home, No Smoking Home, 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, Park/Reserve, 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 13

Zoning Zone 35

Condo Fee \$713

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 15th, 2025 at 4:02pm MDT