

# \$199,500 - 1 4245 139 Avenue, Edmonton

MLS® #E4437268

## \$199,500

2 Bedroom, 2.00 Bathroom, 832 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this fabulous 2-bedroom concrete-built condo in sought-after Clareview Court! This spacious unit features a bright living room with access to a large balcony complete with a gas BBQ hookup—perfect for outdoor entertaining. The kitchen offers ample cabinet and counter space, ideal for everyday cooking. Both bedrooms are generously sized and feature newer vinyl plank flooring, with the primary bedroom boasting a 4-piece ensuite for added comfort. This well-maintained complex is conveniently located just steps from the LRT, Superstore, Walmart, and the new community recreation centre with a pool and library. Condo fees include electricity, and the unit comes with one secure underground parking stall.

Built in 2005

### Essential Information

MLS® #	E4437268
Price	\$199,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	832
Acres	0.00
Year Built	2005



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	1 4245 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3E8

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Heated, Underground

### Interior

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

### Exterior

Exterior	Concrete, Stone, Stucco
Exterior Features	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 18th, 2025
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Days on Market	77
Zoning	Zone 35
Condo Fee	\$575

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