

## \$149,900 - 303 4304 139 Avenue, Edmonton

MLS® #E4450356

**\$149,900**

2 Bedroom, 2.00 Bathroom, 1,052 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Estates of Clareview is conveniently located. Steps to the LRT/Clareview Transit Station and direct access to U of A. This A/C unit has 2 spacious bedrooms (one on either side of the unit for PRIVACY), 2 baths, 1 UNDERGROUND heated parking space (B-9).

PRIMARY Bedroom has a 3 piece ensuite with large walk in shower, walk thru closet.

Oak kitchen with an eat up island (all appliances included), open to living/dining area with patio doors to your nicely sized balcony. 2nd bedroom and 4 piece main bath.

IN SUITE laundry & additional storage room.

AMENITIES include social/rec room, exercise room in an Amenities building. Close to shopping, Rec Centre, transportation, schools, restaurants and so much more.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450356  |
| Price          | \$149,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,052     |
| Acres          | 0.00      |
| Year Built     | 2006      |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 303 4304 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0H6               |

### Amenities

|                |                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Club House, Exercise Room, Intercom, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite |
| Parking Spaces | 1                                                                                                                                               |
| Parking        | Heated, Parkade, Underground                                                                                                                    |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                               |
| # of Stories      | 4                                                                                                                                                       |
| Stories           | 4                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | None, See Remarks                                                                                                                                       |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                       |
| Exterior Features | Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stucco                                                                       |
| Foundation        | Concrete Perimeter                                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 35         |
| Condo Fee      | \$713           |

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Listing information last updated on August 23rd, 2025 at 6:47pm MDT