

## \$159,000 - 209 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	209 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	12
Zoning	Zone 35
Condo Fee	\$713

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