

## \$169,000 - 412 4312 139 Avenue, Edmonton

MLS® #E4445408

**\$169,000**

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, storage 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      | \$169,000 |
| 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 | 85             |
| 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 September 25th, 2025 at 6:47pm MDT