

## **\$170,000 - 219 4304 139 Avenue, Edmonton**

MLS® #E4429567

**\$170,000**

2 Bedroom, 2.00 Bathroom, 1,131 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this SPACIOUS 1145Sq.Ft. SOUTH FACING CONDO on the 2nd Floor with 2Bdrms, 2Full Baths, WITH AN OPEN DEN AREA & FULL A/C w/1 UNDERGROUND HEATED B-76 STALL in The STUCCO BUILDING COMPLEX: "ESTATES of CLAREVIEW" w/a 2min walk to the ETS & CLAREVIEW LRT STATION! Upon entering this clean unit you are greeted with a full kitchen with 5-Black Appliances & a pantry. The Large Dining Room has plenty of space for more than 10+Guests along with a bright East Facing Living Room w/a Bright Balcony. You also have an Open DEN area between the 2 large Bedrooms w/a WALK-THRU CLOSET & Full 4pc ENSUITE in the primary bedroom. You also have a large LAUNDRY ROOM with plenty of storage space. This Complex comes with a SEPARATE BUILDING that has a large EXERCISE ROOM w/a SOCIAL ROOM & GAMES ROOM that includes a POOL TABLE & PING PONG TABLE. Great Location across from the WALMART & Other Shops, Restaurants & a short walk to K-9 Schools!..

Built in 2006

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4429567  |
| Price  | \$170,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,131                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 219 4304 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0H6               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Air Conditioner, Car Wash, Ceiling 9 ft., Deck, Detectors Smoke, Exercise Room, Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1   |
| Parking        | Front Drive Access, Heated, Stall, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | See Remarks  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, View City |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | SIFTON/A.FITZGE!   |
| Middle     | St.E.SETON/JD.BRA! |
| High       | O'LEARY/QUEEN E!   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 35         |
| Condo Fee      | \$784           |

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Listing information last updated on April 22nd, 2025 at 1:02am MDT