

## **\$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	12
Zoning	Zone 35
Condo Fee	\$784

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