

## \$175,000 - 126 4312 139 Avenue, Edmonton

MLS® #E4437903

**\$175,000**

2 Bedroom, 2.00 Bathroom, 1,020 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

This Condo is a complete package! Bright & spacious with 1020sq ft of living space, this 2-bed, 2-bath unit is located on the main floor for added convenience and accessibility. The open-concept layout features a grand kitchen with an abundance of cabinetry, stainless steel appliances, and an eat-up bar—perfect for entertaining. Alternatively, lounge in your large living room by the fire! Both bedrooms are generously sized, with the primary bedroom offering a full ensuite & walk-through closet complete with built-in storage shelving. You will also appreciate the large in-suite laundry room and plenty of additional storage space. Set in an extremely well-maintained and secure building, this home offers a concrete walk-out patio, heated underground parking with additional storage locker, a car wash bay, fitness center, games room, and a party room—plus loads of visitor parking for your guests! Walking distance to the LRT station, shopping & restaurants this unit offers you a turn-key, convenient lifestyle.

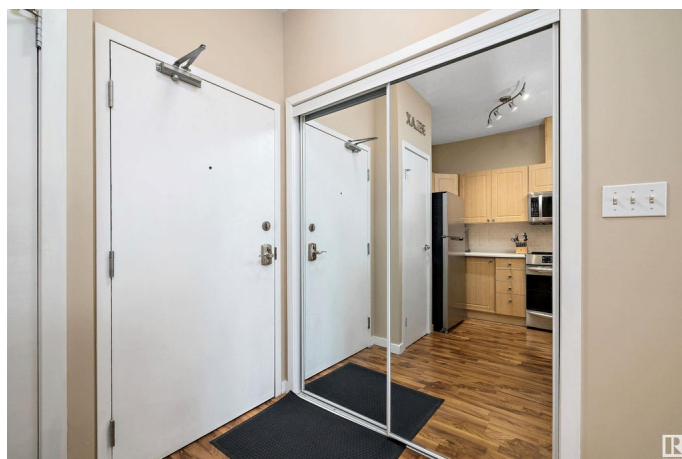
Built in 2004

### Essential Information

MLS® # E4437903

Price \$175,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	126 4312 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3J4

### Amenities

Amenities	Air Conditioner, Closet Organizers, Exercise Room, Front Porch, Intercom, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Storage-In-Suite, Storage Cage
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Recreation Use, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Belmont School
Middle	John D. Bracco
High	Cardinal Collins High

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	11
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 June 2nd, 2025 at 8:17pm MDT