

## **\$139,900 - 224 4304 139 Avenue, Edmonton**

MLS® #E4454465

**\$139,900**

2 Bedroom, 2.00 Bathroom, 1,049 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Excellent value for a very spacious 2 bedroom, 2 bathroom home offering 1050 sqft of living space. Bring your decorating touch to this home. The 9 ft ceilings & large windows open up the space. Perfect for the first time buyer, University Student or an investor. The bright white open concept kitchen features ample counter and cupboard space, an eating bar, and pantry. This space overlooks the living & dining area. Master bedroom has a large walk-thru closet & a full 4 piece ensuite. The 2nd Bedroom is a good size and located beside the full 3pc main bathroom. Relax on your patio, and take advantage of the large in-suite laundry. Central a/c to keep you cool! There is also an underground parking stall and a storage cage for added convenience. Building amenities include exercise room, a games room with ping pong and pool tables, a social room, and an indoor car wash. Walking distance from Clareview LRT station, Rec Center, restaurants and shopping like Walmart, Costco and Superstore.

Built in 2006

### **Essential Information**

MLS® # E4454465

Price \$139,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,049                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 224 4304 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 2Y2               |

### Amenities

|                |                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Ceiling 9 ft., Club House, Exercise Room, Intercom, Parking-Visitor, Party Room, Security Door, Social Rooms, Storage Cage |
| Parking Spaces | 1                                                                                                                                                     |
| Parking        | Heated, Single Indoor, Underground                                                                                                                    |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                             |
| # of Stories      | 4                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                           |
| Exterior Features | Flat Site, Playground Nearby, Public Transportation, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 81                |
| Zoning         | Zone 35           |
| Condo Fee      | \$713             |

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Listing information last updated on November 12th, 2025 at 11:47am MST