

\$324,900 - 70 14208 36 Street, Edmonton

MLS® #E4462453

\$324,900

3 Bedroom, 2.50 Bathroom, 1,279 sqft
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Ideal for a first-time home buyer! Welcome to this beautiful 2-storey half duplex located on a quiet street with LOW CONDO FEES. The main floor offers an open-concept layout with a cozy great room featuring large windows, a fireplace, and laminate flooring. The dining area opens to a private, fenced backyard—perfect for relaxing or entertaining. The kitchen provides ample cabinetry, a large island, corner pantry and plenty of counter space. A convenient 2-piece bathroom with main floor laundry completes this level. Upstairs, you'll find three generous bedrooms, including a primary suite with a 4-piece ensuite and walk-in closet, plus another 4-piece main bath. The basement is unspoiled and ready for your personal touch. Walking distance to multiple schools, 2 elementary and 1 junior high, Clareview Rec Center, LRT, shopping, restaurants, and movie theatres.

Built in 2006

Essential Information

MLS® #	E4462453
Price	\$324,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,279
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	70 14208 36 Street
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0E4

Amenities

Amenities	See Remarks
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 17th, 2025
Days on Market 29
Zoning Zone 35
HOA Fees 333.9
HOA Fees Freq. Annually
Condo Fee \$165

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Listing information last updated on November 14th, 2025 at 11:02pm MST