# \$154,000 - 1 4245 139 Avenue, Edmonton

MLS® #E4422414

## \$154,000

1 Bedroom, 1.00 Bathroom, 581 sqft Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this charming 1 bedroom, 1 bath condo in the heart of Clareview! Perfect for students, professionals, or investors, this spacious unit offers a bright and airy open-concept layout featuring a large kitchen with ample cabinetry and a breakfast bar, flowing into a living room bathed in natural light from oversized windows. Enjoy the convenience of in-suite laundry and a private west-facing balcony equipped with a gas BBQ hookup, perfect for year-round grilling. The unit includes a heated underground parking stall and an additional secured storage cage. Located steps from the Clareview LRT station, major shopping centers, a new recreation center, and numerous dining options, this pet-friendly building boasts a well-managed structure. With its close proximity to all essential amenities, Clareview Court's concrete and steel construction provides a quiet, secure, and comfortable lifestyle.

Built in 2005

#### **Essential Information**

MLS® # E4422414 Price \$154,000

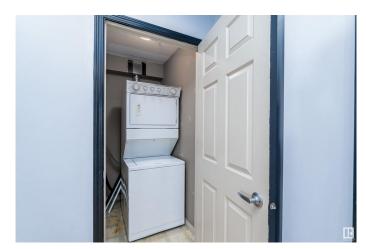
Bedrooms 1

Bathrooms 1.00

Full Baths 1







Square Footage 581
Acres 0.00
Year Built 2005

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 1 4245 139 Avenue

Area Edmonton

Subdivision Clareview Town Centre

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 3E8

### **Amenities**

Amenities Ceiling 9 ft.
Parking Underground

### Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Baseboard, Water

# of Stories 6
Stories 1
Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Concrete, Stucco

Exterior Features See Remarks

Roof Flat

Construction Concrete, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed February 21st, 2025

Days on Market 74

Zoning Zone 35

Condo Fee \$410

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