

## **\$149,900 - 101 4304 139 Avenue, Edmonton**

MLS® #E4458875

**\$149,900**

2 Bedroom, 2.00 Bathroom, 1,051 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

This condo is located the complex of ESTATES OF CLAREVIEW. The spacious unit features an OPEN CONCEPT layout with a large living room, adjacent dining area and a kitchen with all your essential appliances, a PANTRY and a BREAKFAST ISLAND. The master bedroom features a walkthrough closet and a full bathroom. There is an additional second bedroom and a full bathroom. This condo has been FRESHLY PAINTED. Enjoy the summers on your dedicated patio and the convenience of IN-SUITE LAUNDRY and your assigned underground parking stall. This complex comes with an amenities building featuring a FITNESS ROOM, GAMES ROOM and a SOCIAL ROOM. Close to all amenities including shopping, restaurants, schools, public transportation and the Clareview LRT Station.

Built in 2006

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4458875  |
| Price          | \$149,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,051     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2006                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 101 4304 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0H6               |

### Amenities

|           |                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Intercom, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, See Remarks |
| Parking   | Underground                                                                                                                 |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| # of Stories      | 4                                                                                |
| Stories           | 1                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | None, No Basement                                                                |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                    |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stucco                                                                    |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 22nd, 2025 |
|-------------|----------------------|

Days on Market     28  
Zoning                Zone 35  
Condo Fee           \$713

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