

Courtesy Of Greg Steele Of RE/MAX Excellence

## \$160,000 - 1 4245 139 Avenue, Edmonton

MLS® #E4423412

**\$160,000**

1 Bedroom, 1.00 Bathroom, 588 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Elevate your lifestyle in this exceptional **SOLID CONCRETE & STEEL BUILDING!** This move-in-ready unit boasts 9-ft ceilings, rich hardwood floors, and expansive windows that flood the space with natural light. The open-concept design includes a modern kitchen with sleek maple cabinetry, black appliances, a pantry, and a breakfast bar—perfect for entertaining. Relax in the bright, airy living area or step out onto your private covered balcony with a gas BBQ hookup, ideal for year-round enjoyment. The primary suite features a generous closet and direct access to the well appointed 4pc bathroom. Thoughtful conveniences include in suite laundry, **TWO HEATED UNDERGROUND PARKING STALLS** (one oversized), and **THREE STORAGE CAGES** (one in a storage room, two back-to-back). Condo fees cover electricity, water, and heat, ensuring stress-free living. Just steps from the LRT, shopping, grocery, dining, medical, and more. This prime location offers a perfect balance of convenience, and modern city living.

Built in 2005

### Essential Information

MLS® #	E4423412
Price	\$160,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	588
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-Visitor, Patio, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Heated, Over Sized, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Landscaped, Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	36
Zoning	Zone 35
Condo Fee	\$419

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Listing information last updated on April 5th, 2025 at 12:32pm MDT