

# \$199,800 - 1 4245 139 Avenue, Edmonton

MLS® #E4423648

**\$199,800**

2 Bedroom, 2.00 Bathroom, 838 sqft  
Condo / Townhouse on 0.00 Acres

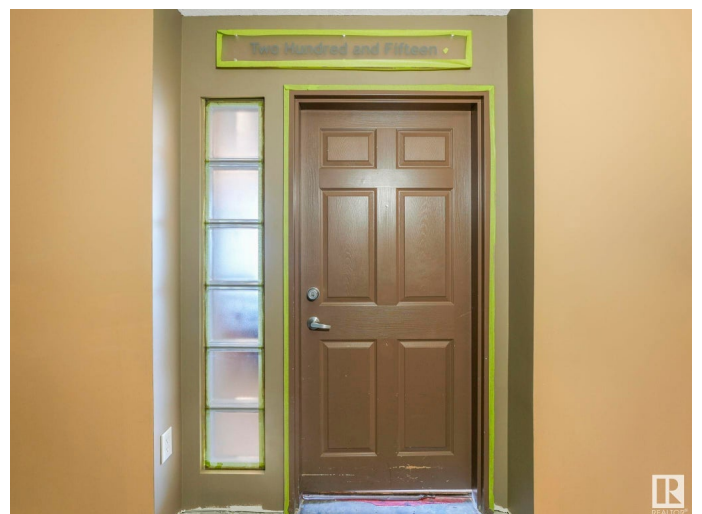
Clareview Town Centre, Edmonton, AB

Location! Location! Location! Directly across from Clareview LRT Station—say goodbye to traffic jams! Just under 20 minutes to Downtown & University of Alberta by train. Steps from everything you need—Rec Centre, Library, Walmart, Superstore, Restaurants & more! This FULL CONCRETE SUPERSTRUCTURE stands out in the area, featuring stunning architecture, lush landscaping & a European-style courtyard. Inside, enjoy an open-concept kitchen with maple cabinetry, brand-new vinyl plank flooring in the living room, and fresh tile in the kitchen & baths. High 9-ft ceilings, a balcony with natural gas BBQ hookup, plus 2 spacious bedrooms & 2 full baths. Extras include in-suite laundry, underground parking, and all utilities covered (Electricity, Water & Heat). Immediate possession available—A Must See!

Built in 2005

## Essential Information

MLS® #	E4423648
Price	\$199,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	838



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., No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	32
Zoning	Zone 35
Condo Fee	\$556

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 7:02pm MDT