

# **\$149,999 - #213 4312 139 Avenue, Edmonton**

MLS® #E4459326

**\$149,999**

2 Bedroom, 2.00 Bathroom, 1,161 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Prime Location! Fully Renovated 2 Bed + 2 Bath Condo in Clareview Beautifully upgraded condo featuring engineered hardwood, quartz countertops with undermount sinks, gas fireplace, central A/C, spacious walk-in closets, and a large balcony with ground-level views. Includes a den/storage room and underground parking. Building amenities include fitness room, car wash, and waste/recycling on every floor. Location is everything, and this property delivers. Situated just steps from Clareview LRT Station, the Clareview Recreation Centre, and the Clareview Shopping Complex, youâ€™ll enjoy unmatched access to transit, fitness facilities, shopping, dining, and essential servicesâ€”all within walking distance. Whether you're a first-time homebuyer, downsizing, or seeking a smart investment opportunity, this condo checks all the boxes for modern urban living.

Built in 2004

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4459326  |
| Price          | \$149,999 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,161     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | #213 4312 139 Avenue  |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3J4               |

### Amenities

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Deck, Detectors Smoke, Exercise Room, Patio, Sprinkler System-Fire, See Remarks |
| Parking   | Heated, Underground                                                                                        |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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 | Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Stucco                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                               |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 20                   |
| Zoning         | Zone 35              |
| Condo Fee      | \$760                |

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 October 14th, 2025 at 4:02pm MDT