

## \$174,900 - 411 4316 139 Avenue, Edmonton

MLS® #E4463539

**\$174,900**

2 Bedroom, 2.00 Bathroom, 1,101 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

**INVESTOR ALERT!** Corner unit newly remodelled with new vinyl plank flooring throughout and all the walls have been painted to make your living experience fresh and bright! Enjoy fresh & clean living! West facing balcony so plenty of later in day sunshine and summer BBQ is a must! Complex offers a fitness, social room & billiards room.

Underground parking comes with storage unit. Enjoy the LRT & ETS walking distance directly behind the building. Close to shopping, Clareview Recreation center & places of worship.

Built in 2008

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4463539               |
| Price          | \$174,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,101                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 411 4316 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0L1               |

## Amenities

|           |                                                                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Storage Cage |
| 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      | 4                                                                                           |
| Stories           | 4                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

## Exterior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                                                       |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                                   |
| Construction      | Wood, Stucco                                                                                                                                                                                                       |
| Foundation        | Concrete Perimeter, Slab                                                                                                                                                                                           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 35            |
| Condo Fee      | \$760              |

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Listing information last updated on November 4th, 2025 at 11:02pm MST