

# **\$180,000 - 213 4312 139 Avenue, Edmonton**

MLS® #E4445697

**\$180,000**

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® #	E4445697
Price	\$180,000
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	July 3rd, 2025
Days on Market	1
Zoning	Zone 35
Condo Fee	\$760

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