

# **\$179,900 - 322 4304 139 Avenue, Edmonton**

MLS® #E4454184

## **\$179,900**

2 Bedroom, 2.00 Bathroom, 1,248 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Stylish condo apartment located by the Clareview LRT Station only minutes to downtown & University of Alberta. This corner unit which is very private & quiet features 2 large bedrooms, full ensuite in primary bedroom, large entrance, ceramic tile flooring in kitchen, dining room & both bathrooms, oak laminated flooring in the spacious living room & hallway, huge kitchen with oak cabinetry and a large island with lots of counter space. Primary bedroom and living room have access to approx 27'x7' Dura Deck balcony w/natural gas outlet for BBQ. 9 foot ceilings, laundry room with new washer and dryer. One underground parking stall which is close to elevator. Also on site is an amenity building with social room, ping pong and pool table & gym. This complex is walking distant to the LRT station, shopping, groceries, fitness and all amenities! This is a great functional layout!

Built in 2006

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4454184  |
| Price          | \$179,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,248     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2006                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 322 4304 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0H6               |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Parking-Visitor, Party Room, Social Rooms |
| Parking Spaces | 1                                                                    |
| 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 | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Stucco                                                                              |
| Foundation        | Concrete Perimeter                                                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 35           |
| Condo Fee      | \$808             |

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Listing information last updated on August 29th, 2025 at 6:02pm MDT