

\$199,900 - 322 4304 139 Avenue, Edmonton

MLS® #E4454184

\$199,900

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	\$199,900
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	7
Zoning	Zone 35
Condo Fee	\$808

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