

## \$216,900 - 12h Clareview Village, Edmonton

MLS® #E4460594

**\$216,900**

3 Bedroom, 1.50 Bathroom, 988 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Nestled in the heart of the tranquil Clareview Village, this charming 3 bedroom, 1.5 bathroom townhouse awaits your personal touch. It has a comfy kitchen with dining area. Separate, generous living room with stairs to upper level. New laminate flooring throughout, freshly painted. Updated interior doors/hardware. Upper level has 3 bedrooms and 4 piece family bath updated with new cabinet/counter/sink/taps/lighting. Home is equipped with essential appliances including a refrigerator, stove, dishwasher, washer, and dryer, this home is move in ready. Enjoy the privacy of your fenced front yard, ideal for sunny afternoons. Situated in a friendly family community, this townhouse is a haven for young families and first-time home buyers seeking a blend of comfort and convenience. The basement is unfinished and awaiting your finishing touches.

Built in 1976

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460594  |
| Price      | \$216,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 988               |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12h Clareview Village |
| Area        | Edmonton              |
| Subdivision | Belmont               |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 3P2               |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Plug-Ins |
| Parking Spaces | 1                                                 |
| Parking        | Stall                                             |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Unfinished                                                 |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                    |
| Exterior Features | Fenced, Public Transportation, Schools |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stucco, Vinyl                    |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 8                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 35 |
| Condo Fee | \$328   |

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Listing information last updated on October 10th, 2025 at 6:02am MDT