

# \$199,800 - 1 4245 139 Avenue, Edmonton

MLS® #E4423648

**\$199,800**

2 Bedroom, 2.00 Bathroom, 838 sqft  
Condo / Townhouse on 0.00 Acres

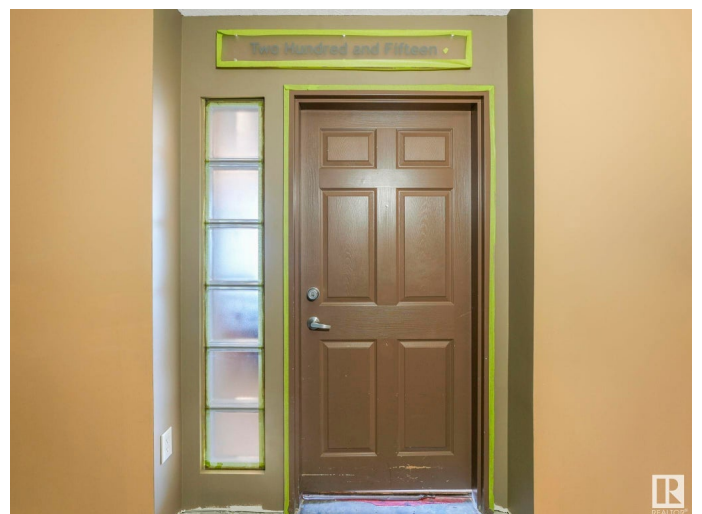
Clareview Town Centre, Edmonton, AB

Location! Location! Location! Directly across from Clareview LRT Station—say goodbye to traffic jams! Just under 20 minutes to Downtown & University of Alberta by train. Steps from everything you need—Rec Centre, Library, Walmart, Superstore, Restaurants & more! This FULL CONCRETE SUPERSTRUCTURE stands out in the area, featuring stunning architecture, lush landscaping & a European-style courtyard. Inside, enjoy an open-concept kitchen with maple cabinetry, brand-new vinyl plank flooring in the living room, and fresh tile in the kitchen & baths. High 9-ft ceilings, a balcony with natural gas BBQ hookup, plus 2 spacious bedrooms & 2 full baths. Extras include in-suite laundry, underground parking, and all utilities covered (Electricity, Water & Heat). Immediate possession available—A Must See!

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4423648  |
| Price          | \$199,800 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 838       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2005                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1 4245 139 Avenue     |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3E8               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking Spaces | 1  |
| 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      | 6   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stucco   |
| Exterior Features | Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 35         |
| Condo Fee      | \$556           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 7:02am MDT