

# \$159,000 - 1 4245 139 Avenue, Edmonton

MLS® #E4422414

## \$159,000

1 Bedroom, 1.00 Bathroom, 581 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this charming 1 bedroom, 1 bath condo in the heart of Clareview! Perfect for students, professionals, or investors, this spacious unit offers a bright and airy open-concept layout featuring a large kitchen with ample cabinetry and a breakfast bar, flowing into a living room bathed in natural light from oversized windows. Enjoy the convenience of in-suite laundry and a private west-facing balcony equipped with a gas BBQ hookup, perfect for year-round grilling. The unit includes a heated underground parking stall and an additional secured storage cage. Located steps from the Clareview LRT station, major shopping centers, a new recreation center, and numerous dining options, this pet-friendly building boasts a well-managed structure. With its close proximity to all essential amenities, Clareview Court's concrete and steel construction provides a quiet, secure, and comfortable lifestyle.

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4422414  |
| Price      | \$159,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 581                    |
| 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. |
| Parking   | Underground   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Water   |
| # of Stories | 6  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Concrete, Stucco   |
| Exterior Features | See Remarks        |
| Roof              | Flat               |
| Construction      | Concrete, Stucco   |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | February 21st, 2025 |
|-------------|---------------------|

|                |         |
|----------------|---------|
| Days on Market | 43      |
| Zoning         | Zone 35 |
| Condo Fee      | \$410   |

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Listing information last updated on April 5th, 2025 at 7:32am MDT