

## **\$165,000 - 2 4245 139 Avenue, Edmonton**

MLS® #E4448717

**\$165,000**

1 Bedroom, 1.00 Bathroom, 582 sqft

Condo / Townhouse on 0.00 Acres

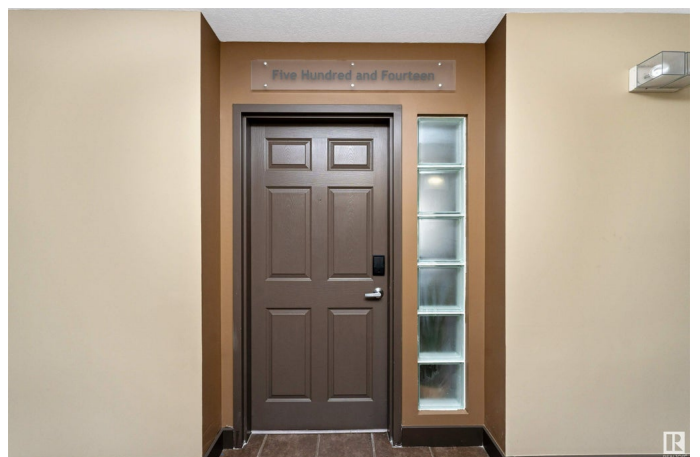
Clareview Town Centre, Edmonton, AB

Welcome to Clareview Courts® "A PREMIER CONCRETE-CONSTRUCTED CONDO DEVELOPMENT, known for its exceptional build quality, soundproofing, and prime location. This stylish

1-BEDROOM/1-BATHROOM unit showcases 9-FOOT CEILINGS, OVERSIZED WINDOWS for an abundance of natural light, BRAND NEW FLOORING, FRESH PAINT, MAPLE CABINETRY, and stainless steel/black appliances. Step onto your SPACIOUS BALCONY complete with NATURAL GAS BBQ HOOKUP® "perfect for year-round enjoyment. Additional perks include IN-SUITE STORAGE + LAUNDRY and HEATED UNDERGROUND PARKING STALL, ideal for cold Edmonton winters. Located MERE STEPS from Clareview LRT Station, Superstore, restaurants, movie theatres, schools, and all amenities. The WELL-MANAGED, PET-FRIENDLY COMPLEX offers a landscaped courtyard, secure entry, visitor parking, intercom system, and fire/sprinkler safety. A perfect opportunity for first-time buyers or savvy investors looking for location, quality, and value in one complete package. ALL UTILITIES INCLUDED in the condo fee!

Built in 2005

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4448717               |
| Price          | \$165,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 582                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2 4245 139 Avenue     |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3E8               |

### Amenities

|                |                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                               |
| Parking        | Heated, Parkade, Underground                                                                                                                                                    |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks |
| Heating           | Baseboard, Natural Gas                                                                                                     |
| # of Stories      | 6                                                                                                                          |
| Stories           | 1                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | None, No Basement                                                                                                          |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                       |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane, Flat                                                                                    |
| Construction      | Concrete, Stucco                                                                                       |
| Foundation        | Concrete Perimeter                                                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 33              |
| Zoning         | Zone 35         |
| Condo Fee      | \$410           |

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Listing information last updated on August 21st, 2025 at 9:17am MDT