

## \$180,000 - 213 4312 139 Avenue, Edmonton

MLS® #E4445697

**\$180,000**

2 Bedroom, 2.00 Bathroom, 1,161 sqft

Condo / Townhouse on 0.00 Acres

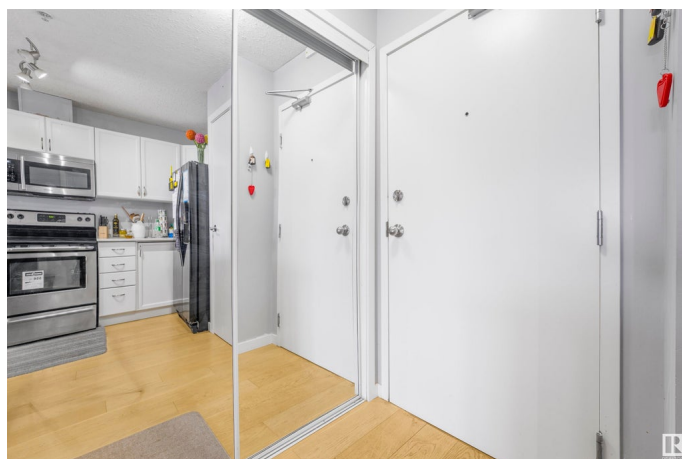
Clareview Town Centre, Edmonton, AB

Prime Location! Fully Renovated 2 Bed + 2 Bath Condo in Clareview Beautifully upgraded condo featuring engineered hardwood, quartz countertops with undermount sinks, gas fireplace, central A/C, spacious walk-in closets, and a large balcony with ground-level views. Includes a den/storage room and underground parking. Building amenities include fitness room, car wash, and waste/recycling on every floor. Location is everything, and this property delivers. Situated just steps from Clareview LRT Station, the Clareview Recreation Centre, and the Clareview Shopping Complex, you'll enjoy unmatched access to transit, fitness facilities, shopping, dining, and essential services—all within walking distance. Whether you're a first-time homebuyer, downsizing, or seeking a smart investment opportunity, this condo checks all the boxes for modern urban living.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445697  |
| Price          | \$180,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,161     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 213 4312 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3J4               |

### Amenities

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Deck, Detectors Smoke, Exercise Room, Patio, Sprinkler System-Fire, See Remarks |
| 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 | Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Stucco                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 60             |
| Zoning         | Zone 35        |
| Condo Fee      | \$760          |

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Listing information last updated on September 1st, 2025 at 3:32am MDT