

## \$209,999 - 305 3670 139 Avenue, Edmonton

MLS® #E4442646

### \$209,999

2 Bedroom, 2.00 Bathroom, 809 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

For Investors, Leased till 2026 July for \$1950/month. 884 sqft (builder measurement) two bedrooms and two full baths. The Unit has one underground parking, and the condo fee covers all the utilities (Electricity, heat, water, sewer, snow removal and many more). It is suitable for the downtown commuter. The Unit has a balcony with a nice view and a natural gas outlet for your BBQ set. Parks, shopping stores and playgrounds are nearby; Clareview Community Recreation Centre is beside the condominium. The building is quiet and clean. The kitchen offers plenty of cabinets with an open concept. The primary bedroom has a walk-in closet and a 4pc ensuite bathroom. The secondary bedroom is generous in size and located on the other side of the living room. The in-suite laundry room has a front-facing washer, dryer, and storage space next to the second 4pc washroom. It is a few minutes from the Clareview LRT transit and Bus station. There is easy access to Anthony Henday and Yellowhead Trail, Belmont Shopping.

Built in 2016

### Essential Information

MLS® # E4442646

Price \$209,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 809                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 305 3670 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3N5               |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | 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      | 4                                                                                           |
| Stories           | 4                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Vinyl                                        |
| Exterior Features | Playground Nearby, Recreation Use, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Vinyl                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 16th, 2025  
Days on Market                144  
Zoning                              Zone 35  
Condo Fee                        \$560

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