

## \$165,000 - 310 4312 139 Avenue, Edmonton

MLS® #E4462079

**\$165,000**

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Great Location, Great Value!!!!...This bright spacious 1173sqft, 2 bed, 2 full bath condo boasts white European cabinetry, peninsula island with breakfast bar, gas fireplace, in suite laundry and additional storage room/den.

FULLY RENOVATED Other features include the oversized Master bedroom with huge walk in closet leading to full ensuite and the balcony with gas BBQ hookup, serves as an excellent extension of the living space. Adding even more value is heated underground parking stall and recreation center. The convenient LRT access and REC Centre , as well as, the surplus of shopping and restaurants make this complex a sound investment!!...YOU'VE SEARCHED LONG ENOUGH!...REWARD YOURSELF WITH AFFORDABLE HOME OWNERSHIP TODAY!!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462079  |
| Price          | \$165,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 861       |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 310 4312 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3J4               |

### Amenities

|           |                                                                                                                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Closet Organizers, Exercise Room, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, See Remarks |
| Parking   | Underground                                                                                                                                                                                         |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| # of Stories      | 4                                                                                    |
| Stories           | 4                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                             |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Private Setting, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Stucco                                                                             |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 14th, 2025 |
|-------------|--------------------|

Days on Market 1  
Zoning Zone 35  
Condo Fee \$807

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