

## \$175,000 - 2 4245 139 Avenue, Edmonton

MLS® #E4430605

**\$175,000**

1 Bedroom, 1.00 Bathroom, 752 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Stunning unit in Clareview Courts. One bedroom with a den has a wonderful open layout with tasteful upgrades. Over 9' high ceilings. Renovated kitchen with New Counters, recessed sink, painted cabinetry and all new high end appliances valued at \$6500. New flooring, paint and lighting. Good sized master bedroom. Bathroom has new flooring, lighting, vanity and toilet. Den is perfect as a guest room or home office. This unit is located on the main level with a private patio area overlooking the well kept gardens. Fenced in for solid security. Gas line located outside for a BBQ. Two parking stalls included. Condo fees of \$525 include: electricity, water, sewer, heat and reserve fund contributions. Bright and cheery unit, move in ready. Steps to public transportation and shopping. Shows a TEN!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430605  |
| Price          | \$175,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 752       |
| 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., No Animal Home, No Smoking Home, Parking-Visitor, Security Door |
| Parking Spaces | 2  |
| Parking        | Underground  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Vinyl                           |
| Exterior Features | Fenced, Landscaped, Public Transportation |
| Roof              | Asphalt Shingles                          |
| Construction      | Concrete, Vinyl                           |
| Foundation        | Concrete Perimeter                        |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 12th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 8       |
| Zoning         | Zone 35 |
| Condo Fee      | \$525   |

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Listing information last updated on April 20th, 2025 at 12:32pm MDT