

## \$154,000 - 1 4245 139 Avenue, Edmonton

MLS® #E4422414

**\$154,000**

1 Bedroom, 1.00 Bathroom, 581 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this charming 1 bedroom, 1 bath condo in the heart of Clareview! Perfect for students, professionals, or investors, this spacious unit offers a bright and airy open-concept layout featuring a large kitchen with ample cabinetry and a breakfast bar, flowing into a living room bathed in natural light from oversized windows. Enjoy the convenience of in-suite laundry and a private west-facing balcony equipped with a gas BBQ hookup, perfect for year-round grilling. The unit includes a heated underground parking stall and an additional secured storage cage. Located steps from the Clareview LRT station, major shopping centers, a new recreation center, and numerous dining options, this pet-friendly building boasts a well-managed structure. With its close proximity to all essential amenities, Clareview Court's concrete and steel construction provides a quiet, secure, and comfortable lifestyle.

Built in 2005

### Essential Information

MLS® #	E4422414
Price	\$154,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	581
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	1 4245 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3E8

### Amenities

Amenities	Ceiling 9 ft.
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Water
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	See Remarks
Roof	Flat
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 21st, 2025
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Days on Market	71
Zoning	Zone 35
Condo Fee	\$410

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