

\$325,000 - 59 415 Clareview Road, Edmonton

MLS® #E4433745

\$325,000

3 Bedroom, 2.50 Bathroom, 1,223 sqft
Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

This one-of-a-kind townhouse in the heart of Kernohan has been lovingly maintained by its original owner and is filled with standout upgrades. Offering three bedrooms and two and a half baths the bright open-concept layout includes an upgraded kitchen with a peninsula island, espresso cabinetry and a cozy dining space perfect for everyday living. The primary bedroom upstairs features a private ensuite and ample storage. A renovated mudroom entry (2019) adds space and function rarely found in similar homes. Enjoy low-maintenance outdoor living with the only unit in the complex featuring artificial turf (2020) and a west-facing front patio for evening sun. Added features include top-down bottom-up blinds, on-demand hot water, a built-in humidifier, a Nest doorbell camera (2023) and a smart garage opener (2024). With a double attached garage and thoughtful upgrades throughout this home delivers comfort and convenience in a peaceful well-connected community.

Built in 2015

Essential Information

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|----------|-----------|
| MLS® # | E4433745 |
| Price | \$325,000 |
| Bedrooms | 3 |



| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,223 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 59 415 Clareview Road |
| Area | Edmonton |
| Subdivision | Kernohan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 0Z6 |

Amenities

| | |
|----------------|--------------------------------------|
| Amenities | Closet Organizers, Hot Water Instant |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Insulated |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Partial, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Schools |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|-----------------------|
| Elementary | Belmont School |
| Middle | John D. Bracco School |
| High | Eastglen School |

Additional Information

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|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 1 |
| Zoning | Zone 35 |
| Condo Fee | \$258 |

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Listing information last updated on May 2nd, 2025 at 4:17am MDT