

\$305,000 - 47 415 Clareview Road, Edmonton

MLS® #E4456117

\$305,000

3 Bedroom, 2.50 Bathroom, 1,168 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

This is a low-maintenance beautifully designed 2-story townhouse, nestled in the mature and scenic community of Kernohan. This property offers a thoughtfully finished living space and provides a perfect mix of comfort and convenience, just steps from the ravine, river valley, and local parks. This property has a main-floor laundry, a double attached garage, 3 good size bedrooms and 2.5 bathrooms. The well-planned layout features with tons of upgrades and stainless steel appliances. Upstairs has the primary suite boasts a 3-piece ensuite and walk-in closet, accompanied by two additional bedrooms and a 4-piece bath. Enjoy hassle-free living with professionally maintained landscaping, snow and grass removal, and ample visitor parking. Conveniently located with quick access to the Anthony Henday and Yellowhead Trail!

Built in 2015

Essential Information

MLS® #	E4456117
Price	\$305,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,168



Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	47 415 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0Z6

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, See Remarks

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 2025
-------------	---------------------

Days on Market	14
Zoning	Zone 35
Condo Fee	\$258

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 4:32am MDT