

## \$330,000 - 21 415 Clareview Road, Edmonton

MLS® #E4449595

**\$330,000**

3 Bedroom, 2.50 Bathroom, 1,163 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

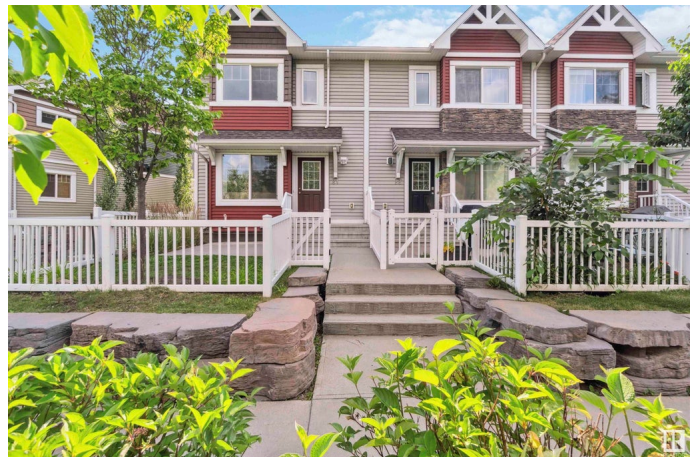
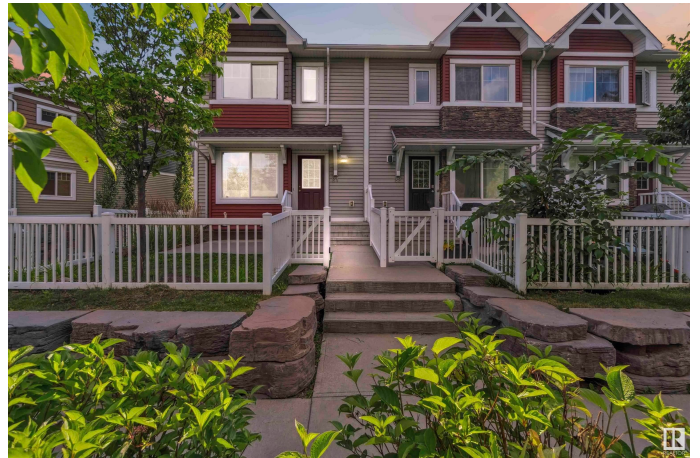
Nestled in the quiet, family-friendly Kernohan community, an immaculate end unit 2-storey townhouse backs onto tranquil greenspace & a scenic ravine. Built in 2015 & just painted throughout, your home reflects true pride of ownership w/ modern finishes & thoughtful upgrades. Offering over 1,150 sq ft of comfortably laid-out living space, features include energy-efficient triple-pane windows, hot water on demand, main floor laundry, & spacious, sun-filled bedrooms. A bright kitchen offers ample cabinetry, while distinct living & dining areas provide the perfect flow for daily living or entertaining. The double attached garage leads directly into the basement, offering added storage & convenient access. Step out to a private yard backing greenspace & ravine—an ideal spot to enjoy your morning coffee or unwind at the end of the day. Located in an incredible location near schools, shopping, river valley trails, & transit. Perfect for young professionals, families, or downsizers—this showpiece won't last long!

Built in 2015

### Essential Information

MLS® # E4449595

Price \$330,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,163
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	21 415 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0Z6

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
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, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Paved Lane, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 35
Condo Fee	\$260

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Listing information last updated on July 27th, 2025 at 3:32am MDT