

Courtesy Of Mina D Gayed Of Mozaic Realty Group

## \$154,900 - 408 4316 139 Avenue, Edmonton

MLS® #E4453536

**\$154,900**

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this bright and spacious TOP FLOOR condo in the desirable Estates of Clareview! Offering 2 bedrooms, 2 full baths, and HIGH 9 ft ceilings, this sun-filled unit is designed for comfort and style. The kitchen features ample cabinetry, generous counter space, and a large sit-up island—perfect for cooking and entertaining. The primary suite boasts a walk-through closet and private ensuite with stand-up shower, while the second bedroom is ideally located on the opposite side for guests or a home office. Additional highlights include in-suite laundry, a storage room, and upgraded flooring & bedroom carpet throughout. Step outside to your balcony with an open, private view. Enjoy building amenities such as a fitness centre, social room, car wash, and heated underground parking with storage. With pets allowed (board approval) and unbeatable access to the LRT, Clareview Rec Centre, library, shopping, and Anthony Henday, this is modern living at its best!

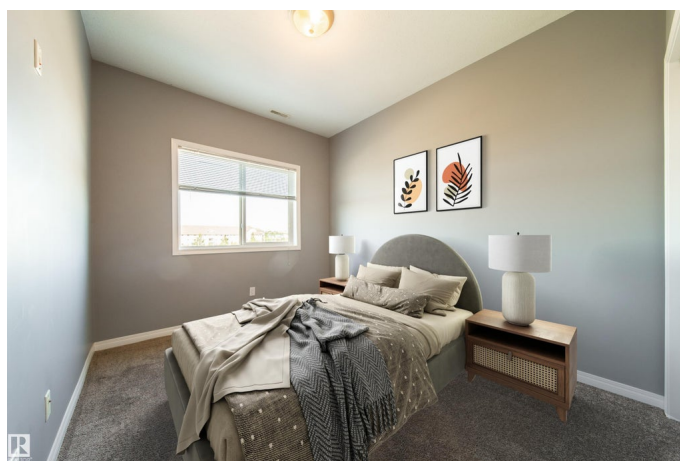
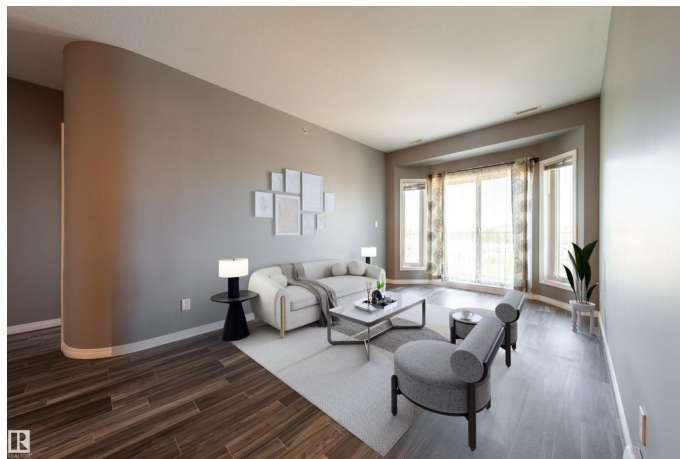
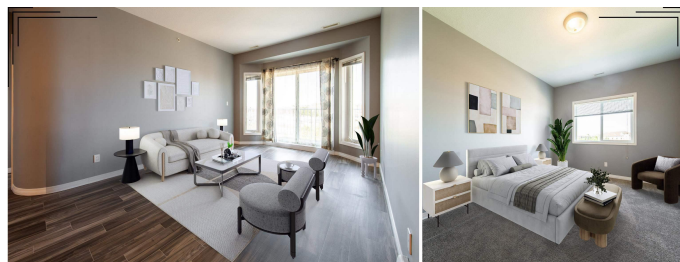
Built in 2008

### Essential Information

MLS® # E4453536

Price \$154,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 408 4316 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0L1               |

### Amenities

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Ceiling 9 ft., Detectors Smoke, Parking-Visitor, Recreation Room/Centre, Sprinkler System-Fire, Storage-Locker Room |
| Parking Spaces | 1                                                                                                                             |
| Parking        | Heated, Parkade, Underground                                                                                                  |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                  |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 75                |
| Zoning         | Zone 35           |
| Condo Fee      | \$689             |

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Listing information last updated on November 1st, 2025 at 5:17am MDT