

\$199,900 - 322 4304 139 Avenue, Edmonton

MLS® #E4454184

\$199,900

2 Bedroom, 2.00 Bathroom, 1,248 sqft
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Stylish Condo Apartment located by the Clareview LRT Station; only mins. to Downtown & University of Alberta. Features: 2 Large Bedrooms, Corner Unit Very Private & Quiet, Full Ensuite in Primary Bedroom, Large Entrance, Ceramic Tiles Flooring in Kitchen, Dinning Room & Both Bathrooms, Elegant Oak Laminated Flooring in the Spacious Living Room & Hallway, Hugh Kitchen with Oak Cabinets and a Large Island w/ lots of Counter Space. Primry Bedroom and Living Room have access to a approx 27'x7' Dura Deck Balcony w/ Natural Gas Outlet for BBQ, 9 Foot Ceiling, Laundry Room with new washer and dryer. 1 Underground Parking Stall (NO. 78) close to Elevator. Close to LRT Station, Superstore, Wal-Mart, etc... Amenity Building with social room, ping pong and pool table, gym. Tenant occupied til Sept. 30th, 2025.

Built in 2006

Essential Information

MLS® #	E4454184
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,248
Acres	0.00



Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	322 4304 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H6

Amenities

Amenities	Air Conditioner, Car Wash, Parking-Visitor, Party Room, Social Rooms
Parking Spaces	1
Parking	Heated, Underground

Interior

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

Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 21st, 2025
Days on Market	2
Zoning	Zone 35
Condo Fee	\$808

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