

Courtesy Of Nancy Narayan Of RE/MAX Elite

## \$264,900 - 319 3670 139 Avenue, Edmonton

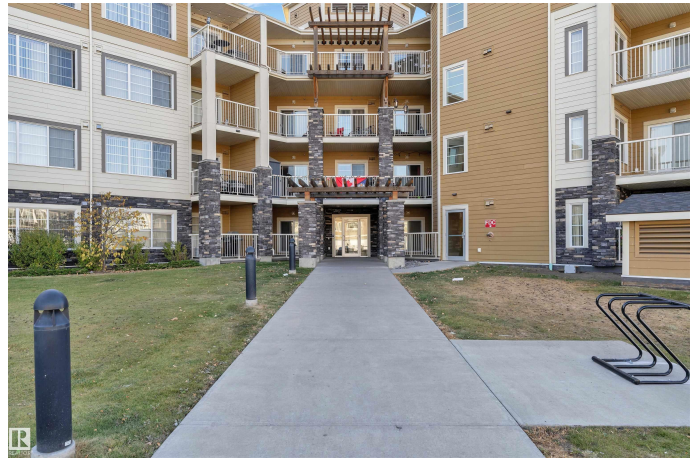
MLS® #E4461724

**\$264,900**

2 Bedroom, 2.00 Bathroom, 1,086 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Experience modern living at its finest in this immaculate 3rd-floor CORNER UNIT featuring 2 BEDROOMS PLUS A DEN. This PET-FRIENDLY home offers an open, sun-filled layout with abundant windows and a spacious southwest-facing balcony perfect for morning coffee or evening relaxation. Enjoy premium upgrades including GRANITE COUNTERTOPS, stainless steel appliances, soft-close cabinetry, BACK SPLASH, stylish light fixtures, and extra-large BUILT-IN STORAGE in the primary bedroom. Meticulously maintained by the ORIGINAL OWNERS, the unit is in excellent condition and shows PRIDE OF OWNERSHIP throughout. Bonus features include TWO TITLED PARKING STALLS (one underground, one surface) plus a STORAGE CAGE. Ideally located steps from the recreation centre, walking distance to shopping, and NEAR THE LRT, this home combines convenience, comfort, and upscale living. A perfect blend of style, functionality, and modern luxury—this is condo living at its absolute best, ready for you to move in and enjoy immediately!



Built in 2016

### Essential Information

MLS® #	E4461724
Price	\$264,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	319 3670 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3N5

### Amenities

Amenities Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Patio, Secured Parking, Sprinkler Sys-Underground, Storage-In-Suite, Vinyl Windows, See Remarks, Storage Cage, Natural Gas BBQ Hookup

Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Freezer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Sifton School
Middle	John D. Bracco School
High	M.E. LaZerte School

### **Additional Information**

Date Listed	October 10th, 2025
Days on Market	12
Zoning	Zone 35
Condo Fee	\$684

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 October 22nd, 2025 at 7:17pm MDT