

Courtesy Of Steven J Lozeron Of Real Broker

# \$344,900 - 40 14208 36 Street, Edmonton

MLS® #E4462658

**\$344,900**

4 Bedroom, 2.50 Bathroom, 1,356 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome home! This 4 bedroom 2.5 bathroom unit will surely impress. The bright and open layout features a massive living room and plenty of windows for natural light. The sliding patio doors lead to the DECK and FULLY FENCED YARD. The beautiful kitchen has brand new chefs block counter top. The main floor includes a spacious entry and a half bath. Upstairs, you'll find a main bathroom, and three large bedrooms including the massive primary suite with WALK-IN-CLOSET, and 4 pc. ENSUITE with dual vanities. The exterior is full of charm and character. Consisting of a welcoming front porch, stone accents, and a single attached garage with high ceilings. For guests, VISITOR PARKING is just right out front. This complex has extremely LOW CONDO FEES. Located in the heart of Northeast Edmonton. Close to shopping, public transportation, schools and the Clareview Rec Center.

Built in 2006

## Essential Information

MLS® #	E4462658
Price	\$344,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,356
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	40 14208 36 Street
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0E4

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

**Additional Information**

Date Listed October 17th, 2025

Days on Market 4

Zoning Zone 35

HOA Fees 330

HOA Fees Freq. Annually

Condo Fee \$166

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