

# **\$184,900 - 1 4245 139 Avenue, Edmonton**

MLS® #E4421970

**\$184,900**

2 Bedroom, 2.00 Bathroom, 837 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Step into modern comfort with this stunning 2-bedroom, 2-bathroom condo that offers both style and convenience. Featuring an open-concept layout with soaring 9-foot ceilings, this bright and airy home is designed for effortless living. The spacious kitchen boasts sleek appliances, ample cabinetry, and a breakfast bar—perfect for entertaining guests or enjoying your morning coffee. Both bedrooms are generously sized, with the primary bedroom featuring a walk-through closet and a private ensuite. The second bedroom is ideal for guests, a home office, or a growing family. Additional perks include in-suite laundry, two underground parking stalls, and storage cage. Located in a pet-friendly complex, this home is just steps from shopping, groceries, dining, schools, and public transportation, including the LRT—making commuting and daily errands effortless. This is a fantastic opportunity to own a stylish and functional home in a prime location. Condo fees include heat, water, and power. Don't miss out!

Built in 2005

## **Essential Information**

MLS® # E4421970

Price \$184,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 837                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1 4245 139 Avenue     |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3E8               |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Ceiling 9 ft., Patio, Storage Cage |
| Parking   | Heated, Parkade, Underground       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 6  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stucco  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |

|              |                    |
|--------------|--------------------|
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

**School Information**

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 18th, 2025 |
| Days on Market | 75                  |
| Zoning         | Zone 35             |
| Condo Fee      | \$583               |

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 May 3rd, 2025 at 10:47pm MDT