

## \$169,999 - 225 4304 139 Avenue, Edmonton

MLS® #E4438581

**\$169,999**

2 Bedroom, 2.00 Bathroom, 1,062 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Spacious and bright 2-bedroom, 2-bathroom condo located on the second floor of a well-maintained building. This open-concept unit offers over 1,000 sq. ft. of living space with large windows that flood the home with natural light. The modern layout includes in-suite laundry for added convenience. Enjoy underground heated parking and access to a fantastic amenities building featuring a gym, social room, and pool table. Perfectly situated right next to the LRT station, playground, and recreation centre, with a wide variety of restaurants just steps away. Ideal for professionals, small families, or investors seeking comfort and connectivity in one of the most desirable locations.

Built in 2006

### Essential Information

MLS® #	E4438581
Price	\$169,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,062
Acres	0.00
Year Built	2006
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	225 4304 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H6

### Amenities

Amenities	Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Security Door, Social Rooms, Storage-In-Suite, Natural Gas BBQ Hookup
Parking	Heated, Parkade, Underground

### Interior

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

### Exterior

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

### Additional Information

Date Listed	May 26th, 2025
Days on Market	69
Zoning	Zone 35

Condo Fee                \$713

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 August 3rd, 2025 at 6:47am MDT