

## \$189,900 - 723 Clareview Rd, Edmonton

MLS® #E4439421

**\$189,900**

3 Bedroom, 1.00 Bathroom, 969 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Welcome to Clareview Lane – a well-managed townhouse complex perfect for first-time buyers, downsizers, or investors. This bright end unit features 3 bedrooms and a freshly renovated 4-piece bath. Enjoy hardwood flooring throughout the main and upper levels, a functional open layout, and plenty of natural light. The private, fenced backyard offers outdoor space for relaxing or entertaining. Ideally located in the heart of the community, close to schools, shopping, and public transportation. A move-in ready opportunity in a prime, convenient location.

Built in 1977

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4439421          |
| Price          | \$189,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 969               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 723 Clareview Rd |
| Area        | Edmonton         |
| Subdivision | Kernohan         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 3S6          |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Detectors Smoke, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 1                                               |
| Parking        | Stall                                           |

## Interior

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                       |
| Stories      | 2                                                                                               |
| Has Basement | Yes                                                                                             |
| Basement     | Full, Unfinished                                                                                |

## Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, No Through Road, Picnic Area, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                      |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 35        |
| Condo Fee      | \$225          |

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