

## \$188,000 - 2 4245 139 Avenue, Edmonton

MLS® #E4464654

**\$188,000**

2 Bedroom, 2.00 Bathroom, 946 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to Clareview Court – a prime example of modern, urban living. This 2-bedroom, 2 bathroom corner unit offers rare spaciousness and convenience. The primary bedroom features a large walk-through closet to a 4-piece ensuite. The second bedroom boasts a sizable closet. The kitchen with ample counter space and a sit-up breakfast bar. Convenient in-suite laundry. A generously-sized west-facing balcony is perfect for outdoor dining and grilling. The layout seamlessly connects the kitchen, dining area, and living room for easy entertaining. Constructed with concrete, the building ensures durability and soundproofing. Located directly across from the Clareview LRT Station, shopping, and recreational facilities. This residence offers unparalleled convenience. A fantastic opportunity to elevate your lifestyle. All utilities are covered in the condo fee.

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464654  |
| Price      | \$188,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 946                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2 4245 139 Avenue     |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3E8               |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Parking-Visitor |
| Parking   | Underground     |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Appliances        | See Remarks            |
| Heating           | Baseboard, Natural Gas |
| # of Stories      | 6                      |
| Stories           | 1                      |
| Has Basement      | Yes                    |
| Basement          | See Remarks            |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stone, Stucco                                                                                         |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                    |
| Construction      | Concrete, Stone, Stucco                                                                                         |
| Foundation        | Concrete Perimeter                                                                                              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 35            |
| Condo Fee      | \$624              |

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Listing information last updated on November 9th, 2025 at 2:47am MST