

# **\$174,900 - 209 4304 139 Avenue, Edmonton**

MLS® #E4436361

**\$174,900**

2 Bedroom, 2.00 Bathroom, 1,128 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this bright and beautifully updated 2 bed/2 bath condo in the desirable Estates of Clareview! Flooded with natural light, this 2nd-floor unit features 9 ft ceilings and a spacious open-concept kitchen with ample cupboards, generous counter space, and a large sit-up island—perfect for cooking and entertaining. The primary suite offers direct access to the west-facing oversized deck, a walk-in closet, and a 4-piece ensuite. The second bedroom includes a built-in Murphy bed with a mattress and desk—ideal for guests or a home office. Enjoy the convenience of in-suite laundry, extra storage, custom Hunter Douglas blinds, and upgraded hardwood and tile flooring. Relax on your large, sunny, oversized deck or take advantage of building amenities like a fitness centre, recreational room, car wash, and heated underground parking with storage. Pets are welcome with board approval, and you'll love the unbeatable access to the LRT, Clareview Rec Centre, Library, shopping, and the Anthony Henday!

Built in 2006

## **Essential Information**

MLS® # E4436361

Price \$174,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,128
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	209 4304 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H6

### Amenities

Amenities	Car Wash, Deck, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage-Locker Room
Parking	Parkade, Single Indoor, Underground

### Interior

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

### Exterior

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

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	16
Zoning	Zone 35
Condo Fee	\$784

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