

## **\$169,900 - 311 4304 139 Avenue, Edmonton**

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MLS® #E4448476

**\$169,900**

2 Bedroom, 2.00 Bathroom, 1,047 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

First time home buyer, Investor alert!!  
CENTRAL AIR CONDITIONING! IN-SUITE  
LAUNDRY! HEATED UNDERGROUND  
PARKING! This Great 2 bedroom 2 bath  
spacious 1050 sq/ft unit in the fabulous  
Estates of Clareview! Open concept living with  
9ft high ceilings, island-kitchen, breakfast  
counter, walk-through closet, 4-piece ensuite  
PLUS ANOTHER FULL BATHROOM! Huge  
balcony w/ gas line. Unit includes ton of  
amenities! Car wash, storage cage, full access  
to recreation building. Full gym/ work-out  
room, games area and space to host special  
events. Condo fee includes all utilities except  
power. Well managed complex is located  
across the street from LRT station and just  
around the corner from two shopping center's  
big name grocery stores, Costco, Earls.  
Restaurants, theatres and other amenities.  
Manning Freeway & Anthony Henday minutes  
away!



Built in 2006

### **Essential Information**

MLS® #	E4448476
Price	\$169,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,047
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	311 4304 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H6

### Amenities

Amenities	On Street Parking, Air Conditioner, Car Wash, Ceiling 9 ft., Deck, Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Level Land, Paved Lane, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	7
Zoning	Zone 35
Condo Fee	\$713

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