

## \$168,000 - 313 4316 139 Avenue, Edmonton

MLS® #E4447214

**\$168,000**

2 Bedroom, 2.00 Bathroom, 1,182 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Beautifully cared for 2 bedroom and 2 bathroom suite features 9 ft ceilings. Incredible 1182 sq ft of living space. Numerous upgrades including vinyl planking throughout, new lighting, backsplash and much more. Sunny living room with patio doors to a HUGE BALCONY, open concept kitchen with island and a dining area. 2 extra large bedrooms including a primary bedroom with a door that leads to your balcony. Upgraded 2 full bathrooms. This suite is immaculate and is move in ready. Close to Clareview transit and LRT station, enjoy city living without the usual hustle. Grocery stores, countless restaurants, and amenities within walking distance make life convenient. Perks go beyond location. Access fantastic building amenities: car wash, rec room, exercise gym, and social room. Heated underground parking with storage cage adds luxury and convenience. Don't miss this remarkable opportunity for affordable luxury living. Come and see this gorgeous suite!

Built in 2008

### Essential Information

MLS® # E4447214

Price \$168,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,182
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	313 4316 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0L1

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Recreation Room/Centre, Social Rooms, Storage-In-Suite, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	56
Zoning	Zone 35
Condo Fee	\$808

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