

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

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

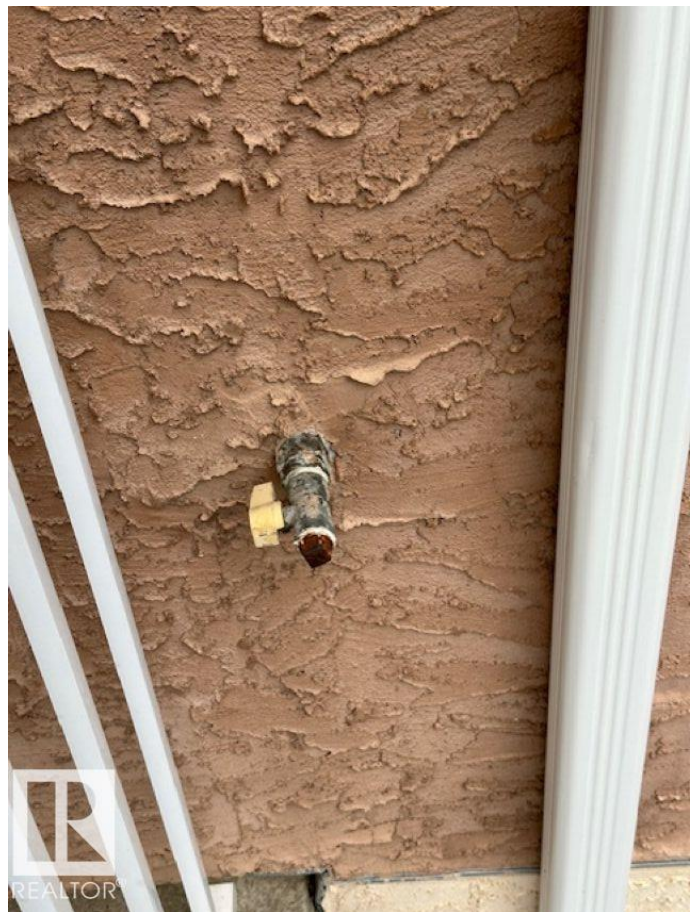
Exterior

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	32
Zoning	Zone 35
Condo Fee	\$713



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