

\$169,999 - 225 4304 139 Avenue, Edmonton

MLS® #E4438581

\$169,999

2 Bedroom, 2.00 Bathroom, 1,062 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Spacious and bright 2-bedroom, 2-bathroom condo located on the second floor of a well-maintained building. This open-concept unit offers over 1,000 sq. ft. of living space with large windows that flood the home with natural light. The modern layout includes in-suite laundry for added convenience. Enjoy underground heated parking and access to a fantastic amenities building featuring a gym, social room, and pool table. Perfectly situated right next to the LRT station, playground, and recreation centre, with a wide variety of restaurants just steps away. Ideal for professionals, small families, or investors seeking comfort and connectivity in one of the most desirable locations.

Built in 2006

Essential Information

| | |
|----------------|-------------------|
| MLS® # | E4438581 |
| Price | \$169,999 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,062 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Condo / Townhouse |



| | |
|----------|------------------------|
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 225 4304 139 Avenue |
| Area | Edmonton |
| Subdivision | Clareview Town Centre |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 0H6 |

Amenities

| | |
|-----------|--|
| Amenities | Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Security Door, Social Rooms, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking | Heated, Parkade, Underground |

Interior

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

Exterior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 26th, 2025 |
| Days on Market | 68 |
| Zoning | Zone 35 |

Condo Fee \$713

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Listing information last updated on August 2nd, 2025 at 5:32pm MDT