

## \$216,500 - 302 3670 139 Avenue, Edmonton

MLS® #E4441331

**\$216,500**

2 Bedroom, 2.00 Bathroom, 896 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Welcome to this well-maintained 2-bedroom, 2-bathroom condominium located in the convenient and vibrant Clareview community of Edmonton, Alberta. Ideal for first-time buyers, investors, or those seeking low-maintenance living, this unit offers a functional layout with generous living space and natural light throughout. Situated within walking distance to Clareview LRT station, shopping centres, restaurants, and schools, the location provides exceptional accessibility and everyday convenience. The open-concept living and dining area connects to a functional kitchen, while both bedrooms are thoughtfully positioned for privacy—each with access to a full bathroom, making it suitable for roommates or small families. Additional features include in-suite laundry, a private balcony, and assigned underground parking. The building is professionally managed and offers secure access for peace of mind. Don't miss out!

Built in 2016

### Essential Information

MLS® # E4441331

Price \$216,500

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	302 3670 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3N5

### **Amenities**

Amenities	Detectors Smoke, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Sprinkler Sys-Underground, Vinyl Windows
Parking Spaces	1
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Composition, Metal, Vinyl
Exterior Features	Fenced, Landscaped, Paved Lane, Public Transportation, Recreation Use, Schools

Roof	Asphalt Shingles
Construction	Wood, Composition, Metal, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	55
Zoning	Zone 35
Condo Fee	\$560

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