

## \$305,000 - 47 415 Clareview Road, Edmonton

MLS® #E4456117

**\$305,000**

3 Bedroom, 2.50 Bathroom, 1,168 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

This is a low-maintenance beautifully designed 2-story townhouse, nestled in the mature and scenic community of Kernohan. This property offers a thoughtfully finished living space and provides a perfect mix of comfort and convenience, just steps from the ravine, river valley, and local parks. This property has a main-floor laundry, a double attached garage, 3 good size bedrooms and 2.5 bathrooms. The well-planned layout features with tons of upgrades and stainless steel appliances. Upstairs has the primary suite boasts a 3-piece ensuite and walk-in closet, accompanied by two additional bedrooms and a 4-piece bath. Enjoy hassle-free living with professionally maintained landscaping, snow and grass removal, and ample visitor parking. Conveniently located with quick access to the Anthony Henday and Yellowhead Trail!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456117  |
| Price          | \$305,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,168     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2015              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 47 415 Clareview Road |
| Area        | Edmonton              |
| Subdivision | Kernohan              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0Z6               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Partial, See Remarks                                                                                                |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 4th, 2025 |
|-------------|---------------------|

|                |         |
|----------------|---------|
| Days on Market | 13      |
| Zoning         | Zone 35 |
| Condo Fee      | \$258   |

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Listing information last updated on September 16th, 2025 at 9:47pm MDT