

# \$123,500 - 326 4304 139 Avenue, Edmonton

MLS® #E4455549

## \$123,500

1 Bedroom, 1.00 Bathroom, 908 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Enjoy convenience and comfort at the Estates of Clareview! This spacious 1 bedroom plus den condo offers over 900 sq. ft. of open living space with 9-foot ceilings. The modern kitchen is equipped with stainless steel appliances, a built-in microwave, fridge, dishwasher, and bright white cabinetry. Additional features include an in-suite washer and dryer, gas BBQ outlet, and northwest-facing windows for natural light. The unit also comes with an underground parking stall (B57). Residents enjoy excellent building amenities such as a fitness centre and billiard room. With the LRT right at your doorstep, plus easy access to the City Recreation Centre (with swimming pool and library), shopping, dining, and schools, this is the perfect combination of lifestyle and location.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455549  |
| Price          | \$123,500 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 908       |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 326 4304 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0H6               |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Exercise Room, Recreation Room/Centre |
| Parking Spaces | 1                                     |
| Parking        | Underground                           |

### Interior

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Hot Water, Natural Gas                                                                      |
| # of Stories | 4                                                                                           |
| Stories      | 1                                                                                           |
| Has Basement | Yes                                                                                         |
| Basement     | None, No Basement                                                                           |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 74                  |

|           |         |
|-----------|---------|
| Zoning    | Zone 35 |
| Condo Fee | \$617   |

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Listing information last updated on November 14th, 2025 at 11:32am MST