

\$179,900 - 322 4304 139 Avenue, Edmonton

MLS® #E4461541

\$179,900

2 Bedroom, 2.00 Bathroom, 1,191 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this spacious CORNER UNIT located just minutes from downtown & U of A, with the Clareview LRT Station right at your doorstep. This beautifully maintained condo offers a private & quiet setting with a functional layout. Two generously sized bdrms, including a primary suite with full ensuite. Large entrance leads to a bright OPEN-CONCEPT living area with a large kitchen featuring BRAND NEW stainless steel appliances, oak cabinetry & a large island with plenty of counter space! Step out from either the living room or primary bedroom onto a massive balcony, complete with natural gas BBQ hookup. Add'l features include: A/C, 9ft ceilings, in-suite laundry w/new washer & dryer, underground parking stall conveniently located near the elevator, access to the car wash & the amenities building w/SOCIAL ROOM, GYM & GAMES ROOM. Enjoy the unbeatable convenience with walking distance to shopping, groceries, fitness centers & all essential amenities. Fantastic opportunity to own in a prime location!

Built in 2006

Essential Information

MLS® # E4461541

Price \$179,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,191
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	322 4304 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H6

Amenities

Amenities	Air Conditioner, Car Wash, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, 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	Flat Site, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 9th, 2025
Days on Market	37
Zoning	Zone 35
Condo Fee	\$808

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