

Courtesy Of Lamia M Alakra Of Century 21 Leading

## \$199,900 - 306 4304 139 Avenue, Edmonton

MLS® #E4417550

**\$199,900**

2 Bedroom, 2.00 Bathroom, 1,063 sqft  
Condo / Townhouse on 0.00 Acres

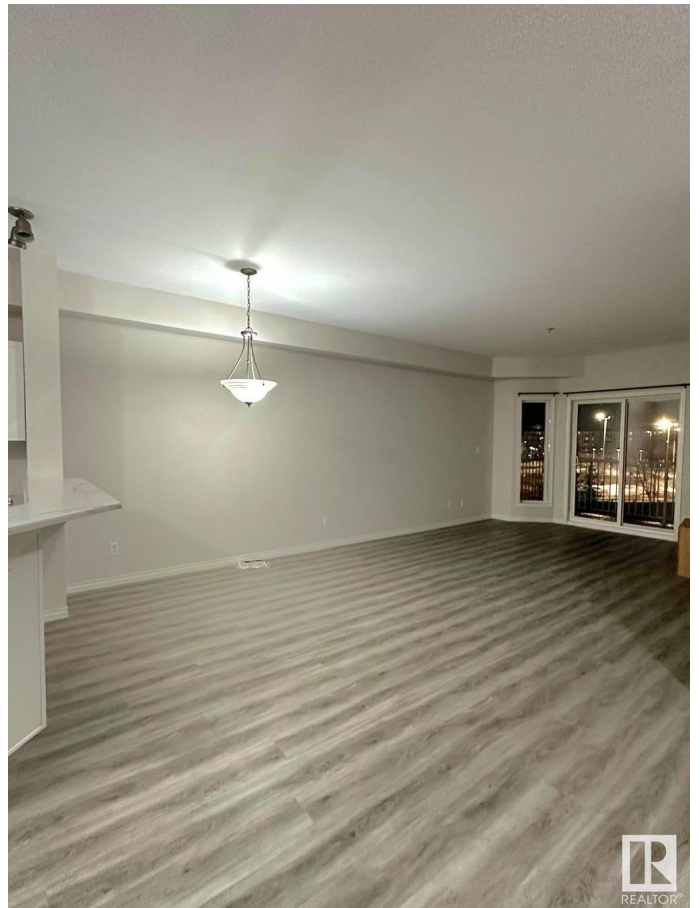
Clareview Town Centre, Edmonton, AB

Check out this Beautiful Newly Renovated 2 Bedroom, 2 Full Bathroom Condo, located in the heart of Clareview Town Centre. This Unit features New Kitchen Cabinets with a raised eating bar and New appliances , a spacious Living Room with patio doors leading you to your balcony, Dining Room, and a Master Bedroom which has a walk in closet and an ensuite bathroom. The Second Bedroom is a great size also. This unit has a In Suite Laundry Room with storage area as well as a heated underground parking stall, and a car wash bay. This Unit just had new upgrades with New Paint, New Flooring, Carpet and Laminated hardwood and Linoleum, New Appliances, Newer Stack washer/Dyer, New Kitchen Cabinets. This is a great Move In property for a first time home buyer or a great rental property. An added bonus is that the LRT is right across the street. Early possession, move in condition, full of pride.

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4417550  |
| Price      | \$199,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,063                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 306 4304 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0H6               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Exercise Room, Parking-Visitor, Secured Parking, Security Door, Storage Cage |
| Parking Spaces | 1  |
| Parking        | Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | 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 | Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |

Construction Wood, Stucco  
Foundation Concrete Perimeter

**Additional Information**

Date Listed January 10th, 2025  
Days on Market 85  
Zoning Zone 35  
Condo Fee \$768



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Listing information last updated on April 5th, 2025 at 8:17am MDT