

# \$199,500 - 1 4245 139 Avenue, Edmonton

MLS® #E4437268

## \$199,500

2 Bedroom, 2.00 Bathroom, 832 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this fabulous 2-bedroom concrete-built condo in sought-after Clareview Court! This spacious unit features a bright living room with access to a large balcony complete with a gas BBQ hookup—perfect for outdoor entertaining. The kitchen offers ample cabinet and counter space, ideal for everyday cooking. Both bedrooms are generously sized and feature newer vinyl plank flooring, with the primary bedroom boasting a 4-piece ensuite for added comfort. This well-maintained complex is conveniently located just steps from the LRT, Superstore, Walmart, and the new community recreation centre with a pool and library. Condo fees include electricity, and the unit comes with one secure underground parking stall.

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437268  |
| Price          | \$199,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 832       |
| Acres          | 0.00      |
| Year Built     | 2005      |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1 4245 139 Avenue     |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3E8               |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 1                               |
| Parking        | Heated, Underground             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 6  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stone, Stucco   |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 18th, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 77      |
| Zoning         | Zone 35 |
| Condo Fee      | \$575   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 6:02am MDT