

## \$225,000 - 2b Clareview Village, Edmonton

MLS® #E4451735

**\$225,000**

3 Bedroom, 1.50 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

**CORNER UNIT, FACING A WALKING TRAIL!**

With a huge spacious fully fenced yard, 3 BEDROOMS 1.5 Baths, fully renovated and TURN KEY, with a finished rumpus room, and an oversized kitchen! Unlike other units in this complex, small portions of wall have been removed near the front entrance, to create a warmer, open concept kitchen with tons of natural light! Other upgrades include new kitchen cabinets, luxury vinyl flooring throughout, 2 re-finished bathrooms and newer appliances! Tucked away far from the main road, this spacious, fully finished unit is a MUST SEE. Walking distance to Belmont School, with quick access to the Yellowhead and Clareview Town Center. This well managed condo complex is Pet and Family friendly!

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451735  |
| Price          | \$225,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 922       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1976              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2b Clareview Village |
| Area        | Edmonton             |
| Subdivision | Belmont              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5A 3P2              |

### Amenities

|           |                                                                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Dog Run-Fenced In, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio |
| Parking   | Stall                                                                                                                                                                   |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 3                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Partially Finished                                                                     |

### Exterior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                                                                                   |
| Exterior Features | Corner Lot, Fenced, Flat Site, Level Land, Low Maintenance Landscape, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                      |
| Construction      | Wood, Stucco, Vinyl                                                                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                                                                    |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 29      |
| Zoning         | Zone 35 |
| Condo Fee      | \$328   |

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Listing information last updated on September 5th, 2025 at 1:32am MDT