

# \$194,500 - 3195 139 Avenue, Edmonton

MLS® #E4446245

**\$194,500**

3 Bedroom, 1.50 Bathroom, 1,055 sqft  
Condo / Townhouse on 0.00 Acres

Hairsine, Edmonton, AB

Welcome to this cozy unit featuring a spacious and inviting deck. A lush backyard bursting with colorful flowers, thriving vegetables, and a towering tree that offers cool shade—a peaceful garden retreat full of life and beauty. Ideally located just across from a Junior High School. This charming home offers 3 bedrooms and 1.5 bathrooms, gas fireplace, and a fully finished basement that’s perfect as a flex space. Primary bedroom has a balcony. The complex boasts upgraded windows and durable PVC fencing. Enjoy the convenience of two assigned parking stalls right at your doorstep. With low condo fees and a well-managed reserve fund, this home is a smart choice. You'll love the walkable access to Clareview LRT Station, Clareview Recreation Centre, shopping, schools, and nearby bus stops.

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446245  |
| Price          | \$194,500 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,055     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1979              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3195 139 Avenue |
| Area        | Edmonton        |
| Subdivision | Hairsine        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1R4         |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | No Smoking Home  |
| Parking   | 2 Outdoor Stalls |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                        |
| Fireplace    | Yes                                                                              |
| Fireplaces   | Glass Door                                                                       |
| Stories      | 2                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | Full, Finished                                                                   |

### Exterior

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

### School Information

|            |                 |
|------------|-----------------|
| Elementary | St. Bonaventure |
|------------|-----------------|

|        |                |
|--------|----------------|
| Middle | St. John Bosco |
| High   | M.E. Lazerte   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 53             |
| Zoning         | Zone 35        |
| Condo Fee      | \$298          |

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 29th, 2025 at 4:32am MDT