

# \$189,000 - 1 4245 139 Avenue, Edmonton

MLS® #E4457723

**\$189,000**

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

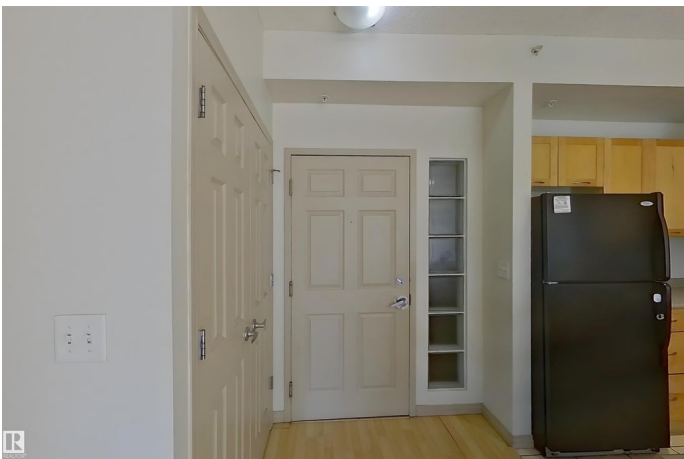
Clareview Town Centre, Edmonton, AB

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® #         | E4457723  |
| Price          | \$189,000 |
| 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        | Underground                     |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| 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 | September 13th, 2025 |
|-------------|----------------------|

Days on Market     28  
Zoning                Zone 35  
Condo Fee           \$575

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