

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

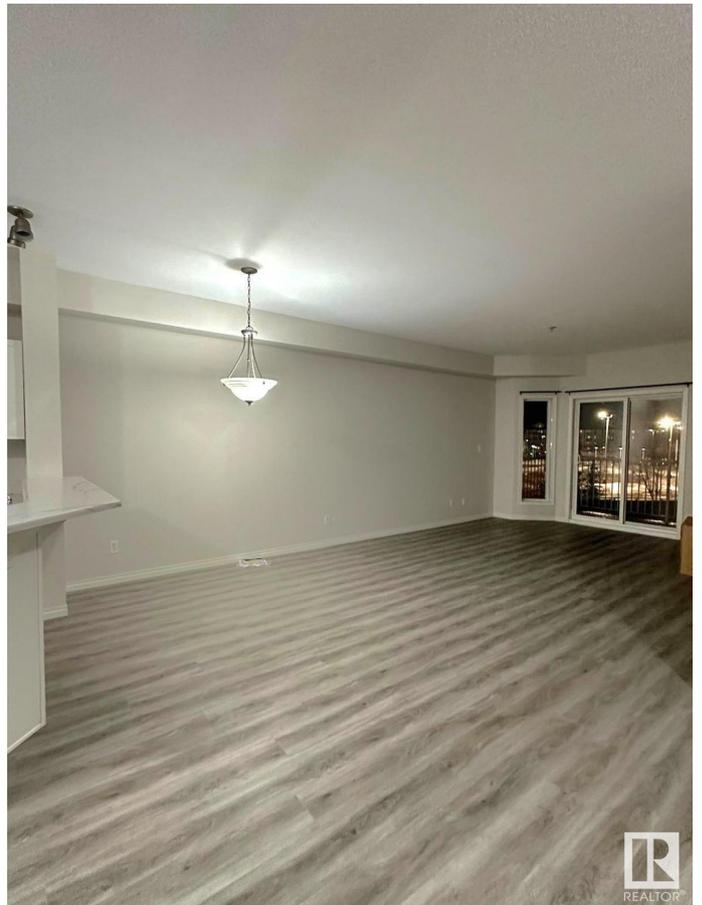
Clareview Town Centre, Edmonton, AB

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 1:02am MDT