

## **\$169,900 - 311 4304 139 Avenue, Edmonton**

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MLS® #E4448476

**\$169,900**

2 Bedroom, 2.00 Bathroom, 1,047 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

First time home buyer, Investor alert!!  
CENTRAL AIR CONDITIONING! IN-SUITE  
LAUNDRY! HEATED UNDERGROUND  
PARKING! This Great 2 bedroom 2 bath  
spacious 1050 sq/ft unit in the fabulous  
Estates of Clareview! Open concept living with  
9ft high ceilings, island-kitchen, breakfast  
counter, walk-through closet, 4-piece ensuite  
PLUS ANOTHER FULL BATHROOM! Huge  
balcony w/ gas line. Unit includes ton of  
amenities! Car wash, storage cage, full access  
to recreation building. Full gym/ work-out  
room, games area and space to host special  
events. Condo fee includes all utilities except  
power. Well managed complex is located  
across the street from LRT station and just  
around the corner from two shopping center's  
big name grocery stores, Costco, Earls.  
Restaurants, theatres and other amenities.  
Manning Freeway & Anthony Henday minutes  
away!



Built in 2006

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4448476  |
| Price      | \$169,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,047                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 311 4304 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0H6               |

### Amenities

|                |                                                                                                                                                                                                |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Car Wash, Ceiling 9 ft., Deck, Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Storage-In-Suite |
| Parking Spaces | 1                                                                                                                                                                                              |
| Parking        | Heated, Stall, 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 | Golf Nearby, Level Land, Paved Lane, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 35         |
| Condo Fee      | \$713           |

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Listing information last updated on August 4th, 2025 at 9:31am MDT