

Courtesy Of Terry N Taschuk and Eric S Beaverford Of MaxWell Polaris

## \$212,900 - 115 3670 139 Avenue, Edmonton

MLS® #E4426331

**\$212,900**

2 Bedroom, 2.00 Bathroom, 814 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Main floor unit! Nice 2-bedroom 2 full bathrooms in the North side Community of Clare view. One outside titled parking stall. PET FRIENDLY! Condo fee covers your utilities (Electricity, heat, water, sewer). The open concept kitchen offers plenty of cabinets. The Master bedroom has a walk-in closet and a 4pc ensuite bathroom. The second bedroom is generous in size and located on the other side of the living room. In-suite laundry room with facing washer / dryer, and storage space next to the second 4pc washroom. This Unit features balcony with natural gas outlet for your BBQ set up. Well maintained building. Minutes from the Clareview LRT transit and Bus station. With easy access to Anthony Henday and Yellow head Trail. Minutes from Clare view Rec. Centre and Belmont Shopping complex. Parks, all amenities and playgrounds are nearby. Bring all offers!!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426331  |
| Price          | \$212,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 814       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2016                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 115 3670 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3N5               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home, Security Door, Natural Gas BBQ Hookup |
| Parking Spaces | 1  |
| Parking        | Stall  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 36               |
| Zoning         | Zone 35          |
| Condo Fee      | \$513            |

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Listing information last updated on April 24th, 2025 at 4:32am MDT