

## \$339,900 - 90 14208 36 Street, Edmonton

MLS® #E4432629

**\$339,900**

3 Bedroom, 2.50 Bathroom, 1,348 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Incredible value in this beautiful 3-bedroom, 3-bathroom 2-storey duplex—perfect for first-time home buyers! The main floor offers a welcoming open layout with separate living, dining, and kitchen areas for added functionality. The spacious kitchen features an island and patio doors that lead to a quiet, private backyard—ideal for family BBQs and outdoor fun. The bright living room is filled with natural light from large windows and includes a cozy gas fireplace for relaxing evenings. Upstairs, you’ll find three generously sized bedrooms and a 4-piece bathroom. The primary bedroom boasts a walk-in closet and a private 3-piece ensuite. Additional highlights include a single attached garage plus room to park two more vehicles on the driveway. Conveniently located just minutes from schools, shopping, parks, and public transit—this home offers comfort, style, and functionality at an excellent price!

Built in 2006

### Essential Information

MLS® #	E4432629
Price	\$339,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,348
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	90 14208 36 Street
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0E4

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	7
Zoning	Zone 35
Condo Fee	\$164

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 May 1st, 2025 at 5:02pm MDT