

# **\$158,000 - 1 4245 139 Avenue, Edmonton**

MLS® #E4441202

**\$158,000**

1 Bedroom, 1.00 Bathroom, 571 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

This 1-bedroom, 1-bath condo in the vibrant heart of Clareview! Ideal for students, professionals, or investors. This unit boasts a bright open-concept layout. The well-appointed kitchen offers ample cabinetry and a convenient breakfast bar, seamlessly connecting to a sun-filled living room with oversized windows. Enjoy your private west-facing balcony, complete with a gas BBQ hookup—perfect for year-round grilling. Additional features include in-suite laundry and a heated underground parking stall for your comfort and convenience. Plus, the condo fees include all utilities, adding exceptional value. Located just steps from the Clareview LRT station, major shopping centres, a modern recreation facility, and a variety of dining options, this pet-friendly condo is part of a well-managed concrete and steel building—providing excellent soundproofing and long-term peace of mind. With every essential amenity at your doorstep, Clareview Court offers a secure, quiet, and comfortable lifestyle. Don't miss out!



Built in 2005

## **Essential Information**

MLS® # E4441202

Price \$158,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 571                    |
| 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 | See Remarks |
| Parking   | Underground |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Water   |
| # of Stories | 6  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stucco                       |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Flat                                   |
| Construction      | Concrete, Stucco                       |
| Foundation        | Concrete Perimeter                     |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Sifton School         |
| Middle     | John D. Bracco School |
| High       | Eastglen School       |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 35        |
| Condo Fee      | \$410          |

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Listing information last updated on June 16th, 2025 at 5:02pm MDT