

## \$225,000 - 472 Clareview Road, Edmonton

MLS® #E4449632

**\$225,000**

3 Bedroom, 1.50 Bathroom, 1,059 sqft  
Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Beautiful 3-bedroom townhome in the desirable Kernohan neighbourhood is fully finished on all three levels. The bright and welcoming living room features a cozy wood-burning fireplace with tile surround and mantel, laminate and ceramic tile flooring, and crown moldings throughout. The kitchen with stainless steel appliances, ceramic tile, a double sink, and modern light fixtures. A convenient main floor half bath with granite countertop completes this level. Upstairs, the spacious primary bedroom offers laminate flooring, a walk-in closet, and a ceiling fan, accompanied by two additional bedrooms and a 4-piece bathroom. The finished basement includes a generous recreation room, laundry area, and a large storage room with built-in shelving. Additional features include two parking stalls right in front of the unit, front and back fenced yards, and access to a dedicated kids's™ play area within the complex. Ideally located just steps from a large park and schools!

Built in 1978

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4449632  |
| Price    | \$225,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,059             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 472 Clareview Road |
| Area        | Edmonton           |
| Subdivision | Kernohan           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 4G6            |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Front Porch, No Animal Home, No Smoking Home, See Remarks |
| Parking   | 2 Outdoor Stalls                                          |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                     |
| Stories      | 3                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | Full, Finished                                                                |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                       |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 25th, 2025  
Days on Market                9  
Zoning                              Zone 35  
Condo Fee                        \$341

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