

## \$216,500 - 302 3670 139 Avenue, Edmonton

MLS® #E4441331

**\$216,500**

2 Bedroom, 2.00 Bathroom, 896 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Welcome to this well-kept 2-bedroom, 2-bathroom condo in the lively Clareview community of Edmonton. Perfect for first-time buyers, investors, or those wanting a low-maintenance lifestyle, this home features a practical layout with bright living spaces. The open-concept living and dining area flows into a functional kitchen, while the two bedrooms are separated for privacy, each with access to a full bathroom—ideal for roommates or small families. Enjoy in-suite laundry, a private balcony, and an assigned underground parking stall. The professionally managed building provides secure access for added peace of mind. Conveniently located within walking distance to Clareview LRT, shopping, dining, and schools, this property offers excellent accessibility. Please note: the unit is currently under a fixed tenancy agreement until June 2026.

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441331  |
| Price      | \$216,500 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 896                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 302 3670 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3N5               |

### Amenities

|                |                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Sprinkler Sys-Underground, Vinyl Windows |
| Parking Spaces | 1                                                                                                                                  |
| Parking        | Heated, Parkade, Underground                                                                                                       |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher - Energy Star, Garage Opener, 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, Composition, Metal, Vinyl                                                |
| Exterior Features | Fenced, Landscaped, Paved Lane, Public Transportation, Recreation Use, Schools |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Composition, Metal, Vinyl                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 9th, 2025  
Days on Market                133  
Zoning                              Zone 35  
Condo Fee                        \$560

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