

## \$149,999 - 2 4245 139 Avenue, Edmonton

MLS® #E4443493

**\$149,999**

1 Bedroom, 1.00 Bathroom, 608 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Beautiful upgraded 1 bed, 1 bath ground-floor suite with private courtyard and exterior entrance. This south facing unit features 9 ft ceilings, large vinyl windows, luxury laminate flooring, fresh paint, and new baseboards. The stylish kitchen offers stainless steel appliances, new light fixtures, and backsplash. Updated bathroom fixture and ensuite laundry for added convenience. Stay comfortable year-round with a heated underground parking stall and enjoy summer BBQs with the gas lines on your private patio. Low condo fees with **ELECTRICITY INCLUDED!** Small pets allowed with board approval. Just a short walk to shopping centers and the Clareview LRT Stop. A perfect blend of privacy, style and location!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443493  |
| Price          | \$149,999 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 608       |
| Acres          | 0.00      |
| Year Built     | 2005      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2 4245 139 Avenue     |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3E8               |

### Amenities

|           |                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Intercom, No Smoking Home, Patio, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Heated, Underground                                                                                                 |

### Interior

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                    |
| # of Stories | 5                                                                                         |
| Stories      | 5                                                                                         |
| Has Basement | Yes                                                                                       |
| Basement     | None, No Basement                                                                         |

### Exterior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                                                                |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Landscaped, No Through Road, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat                                                                                                                                                            |
| Construction      | Concrete, Stucco                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 70              |

|           |         |
|-----------|---------|
| Zoning    | Zone 35 |
| Condo Fee | \$422   |

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 August 29th, 2025 at 8:17pm MDT