

## \$159,900 - 409 4316 139 Avenue, Edmonton

MLS® #E4436068

**\$159,900**

2 Bedroom, 2.00 Bathroom, 991 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

**BEST LOCATION! TOP FLOOR! 2 OVERSIZED BEDROOMS, 2 FULL BATHROOMS, WALKING DISTANCE TO LRT, WEST FACING BALCONY, 9' CEILINGS, UNDERGROUND PARKING WITH STORAGE CAGE, A SOCIAL ROOM AND AN EXCERSIZE ROOM! Spacious living room, dining area that fits a large table, great functional kitchen, in-suite laundry room and another storage room! HUGE primary bedroom has a walk-through closet to a 3 piece ensuite. GREAT FOR AN INVESTMENT, FIRST TIME BUYER OR DOWNSIZING.**

Built in 2008

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4436068               |
| Price          | \$159,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 991                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 409 4316 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0L1               |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows, Storage Cage |
| Parking Spaces | 1                                                                                                             |
| Parking        | Heated, Underground                                                                                           |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                     |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                              |
| Exterior Features | Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Stucco                                                              |
| Foundation        | Concrete Perimeter                                                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 104            |
| Zoning         | Zone 35        |
| Condo Fee      | \$689          |

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Listing information last updated on August 23rd, 2025 at 10:02pm MDT