

\$119,999 - 407 4304 139 Avenue, Edmonton

MLS® #E4463065

\$119,999

1 Bedroom, 1.00 Bathroom, 826 sqft
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this bright and spacious, freshly painted 825 sqft 1-bedroom, 1-bathroom condo, perfectly positioned on the top floor of a quiet, well-managed building. Ideal for first-time buyers, downsizers, or investors, this unit offers a smart open-concept layout with large windows, generous laundry room, additional storage, a private balcony, and underground parking stall including a storage cage. Building-wide mechanical upgrades include a brand-new heat exchanger, blower, and valves—ensuring optimal heating and cooling efficiency for years to come. Enjoy peace of mind with these major system replacements already taken care of. Estates of Clareview offer excellent amenities, including a fitness center, social room, recreation room, car wash, and secure entry. Located just minutes from the LRT and close to shopping, dining, and parks, this is urban convenience at its best. A rare opportunity for value, comfort, and location; all in one.

Built in 2006

Essential Information

MLS® #	E4463065
Price	\$119,999
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	826
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	407 4304 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H6

Amenities

Amenities	Car Wash, Ceiling 9 ft., Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Storage Cage
Parking Spaces	1
Parking	Parkade

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, See Remarks

Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Sifton School
Middle	St. Elizabeth Seton School
High	Eastglen School

Additional Information

Date Listed	October 22nd, 2025
Zoning	Zone 35
Condo Fee	\$570

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