

## \$299,900 - 38 415 Clareview Road, Edmonton

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MLS® #E4435062

### \$299,900

3 Bedroom, 2.50 Bathroom, 1,184 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

In the heart of Kernohan, this unit is one of a kind! 3 bed 2.5-bathroom, and main floor laundry. Upon entry you will be greeted with a decent size living room that will leads you to the dining and kitchen, stainless steel appliances and lots of cupboards and storage area, there is a half bathroom on this level as well. upstairs are a primary bedroom with the Walkin closet and ensuite and two additional decent size bedrooms plus a second bathroom. lower level takes you to a storage and utility room plus a double car garage. The front yard has plenty of room for entertainment, sun bath or BBQ. plus get amused by the breeze of beautiful trees in the common area. Close to beautiful parks, schools and shopping.



Built in 2014

### Essential Information

MLS® #	E4435062
Price	\$299,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,184
Acres	0.00

Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	38 415 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0Z6

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 7th, 2025
Days on Market	40
Zoning	Zone 35

Condo Fee                    \$259

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