

## \$145,000 - 211 4304 139 Avenue, Edmonton

MLS® #E4444627

**\$145,000**

2 Bedroom, 2.00 Bathroom, 1,047 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Beat the summer heat with central air conditioning and skip shoveling snow with heated underground parking! This well-kept 2 bedroom, 2 bathroom condo with secured underground stall offers incredible value just steps from Clareview LRT station and Manning Drive. With 1,046 SqFt of bright, open-concept living space, it's perfect for first-time buyers or investors. Freshly painted and move-in ready, this unit features 9' ceilings, a spacious kitchen with ample cabinetry, 5 appliances (including brand new fridge & stove), and convenient in-suite laundry. The primary bedroom includes a walk-in closet and private 4-piece ensuite. Relax on your bright South facing balcony with a gas line for BBQs, and enjoy access to the recreation centre with a fully equipped gym, studio/social room, billiards, and table tennis. Condo fees include car wash, heat, water, professional management and even your gym membership. Immediate possession available! Don't miss this opportunity!

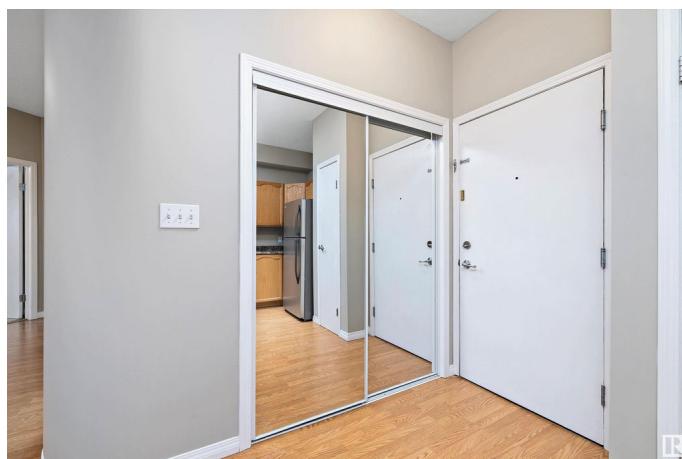
Built in 2006

### Essential Information

MLS® # E4444627

Price \$145,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,047
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	211 4304 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H6

### **Amenities**

Amenities	Air Conditioner, Intercom, Parking-Visitor, Recreation Room/Centre, Social Rooms
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 27th, 2025  
Days on Market                20  
Zoning                              Zone 35  
Condo Fee                        \$713

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