# \$278,000 - 319 3670 139 Avenue, Edmonton

MLS® #E4425638

#### \$278,000

2 Bedroom, 2.00 Bathroom, 1,086 sqft Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

PET FRIENDLY! Stunning Southwest Corner 2 Bedrooms + Den â€" Private & Spacious.CONDO FEE INCLUDES ALL UTILITIES INCLUDING ELECTRICITY. Huge southwest corner unit offers 1,100 sqft. of private living space, featuring two titled parking stalls+separate storage unit. Designed with modern elegance, this open-concept condo boasts luxury upgrades throughout, including: Expansive living room with southwest and southeast windows, filling the space with natural light Corner balcony with breathtaking east, west, and south-facing viewsâ€"perfect for enjoying spectacular sunsets Adjacent to Clareview Recreation Centre and close to LRT, shopping, & amenities Kitchen: Upgraded light pendants Soft-close drawers Undermount sink Granite countertops Upgraded stainless steel appliances Master bedroom features walk-through closet w custom built-in cabinetry Den can be used as a third bedroom & includes a freezer, built-in cabinets, and wardrobe storage Windows everywhere, maximizing natural light

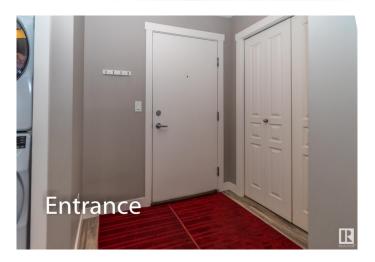
Built in 2016

#### **Essential Information**

MLS® # E4425638 Price \$278,000







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,086

Acres 0.00

Year Built 2016

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 319 3670 139 Avenue

Area Edmonton

Subdivision Clareview Town Centre

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 3N5

#### **Amenities**

Amenities Parking-Extra, Parking-Visitor, Vinyl Windows, See Remarks, Natural

Gas BBQ Hookup

Parking Spaces 2

Parking Heated, Underground, See Remarks

### Interior

Interior Features ensuite bathroom

Appliances Dryer, Freezer, Garage Opener, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Baseboard, Natural Gas

# of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Hardie Board Siding

Exterior Features Landscaped, Private Setting, Public Transportation, Schools, Shopping

Nearby, View City, View Downtown, See Remarks

Roof EPDM Membrane

Construction Wood, Stone, Hardie Board Siding

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 14th, 2025

Days on Market 50

Zoning Zone 35

Condo Fee \$684

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 May 3rd, 2025 at 10:02am MDT