

# \$149,900 - 303 4304 139 Avenue, Edmonton

MLS® #E4450356

**\$149,900**

2 Bedroom, 2.00 Bathroom, 1,052 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Estates of Clareview is conveniently located. Steps to the LRT/Clareview Transit Station and direct access to U of A. This A/C unit has 2 spacious bedrooms (one on either side of the unit for PRIVACY), 2 baths, 1 UNDERGROUND heated parking space (B-9).

PRIMARY Bedroom has a 3 piece ensuite with large walk in shower, walk thru closet. Oak kitchen with an eat up island (all appliances included), open to living/dining area with patio doors to your nicely sized balcony. 2nd bedroom and 4 piece main bath.

IN SUITE laundry & additional storage room. AMENITIES include social/rec room, exercise room in an Amenities building. Close to shopping, Rec Centre, transportation, schools, restaurants and so much more.

Built in 2006

## Essential Information

MLS® #	E4450356
Price	\$149,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,052
Acres	0.00
Year Built	2006



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	303 4304 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H6

### Amenities

Amenities	Air Conditioner, Club House, Exercise Room, Intercom, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, See Remarks

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 30th, 2025
Days on Market	2
Zoning	Zone 35
Condo Fee	\$713

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