

## **\$190,000 - 405 3670 139 Avenue, Edmonton**

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MLS® #E4451829

**\$190,000**

2 Bedroom, 2.00 Bathroom, 795 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

2 bedroom, 2 bathroom top-floor suite featuring 9-foot ceilings, in-suite laundry with extra storage, and luxury gypcrete soundproof flooring. The spacious, upgraded kitchen includes granite countertops, soft-close cabinetry, and an eat-in dining area—perfect for everyday living or entertaining. Step outside to enjoy a generously sized balcony with a convenient BBQ gas line for outdoor cooking. One underground parking stall is included. Condo fees cover water, electricity, gas, heat, building maintenance, insurance, and contributions to the reserve fund, offering worry-free ownership in a well-maintained building. "Sold As is Where Is" at the time of possession.

Built in 2016

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4451829          |
| Price          | \$190,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 795               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 405 3670 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3N5               |

### Amenities

|           |               |
|-----------|---------------|
| Amenities | Ceiling 9 ft. |
| Parking   | Underground   |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Appliances        | See Remarks            |
| Heating           | Baseboard, Natural Gas |
| # of Stories      | 4                      |
| Stories           | 1                      |
| Has Basement      | Yes                    |
| Basement          | None, No Basement      |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Concrete, Vinyl |
| Exterior Features | See Remarks           |
| Roof              | Tar & Gravel          |
| Construction      | Wood, Concrete, Vinyl |
| Foundation        | Concrete Perimeter    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 35          |

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Listing information last updated on August 19th, 2025 at 10:17pm MDT