

## \$399,700 - 47 Clareview Road, Edmonton

MLS® #E4456457

**\$399,700**

4 Bedroom, 2.00 Bathroom, 858 sqft

Single Family on 0.00 Acres

Kernohan, Edmonton, AB

Live the Good Life in Clareview! This completely renovated bi-level home is in a family-friendly community, close to all amenities like school, shopping centres and parks! The main floor welcomes you with brand-new luxury vinyl plank flooring, fresh paint, modern light fixtures, and a beautiful new kitchen featuring stainless steel appliances. With 4 bedrooms, this home is perfect for families—especially teens who want their own space. The bright, fully developed basement offers above-grade windows, a stylish feature wall, and its own complete kitchen. Every detail has been redone, including new windows, doors, and even landscaping. Comfort meets efficiency with a brand new Napoleon high-efficiency furnace, hot water tank, and updated electrical panel. Outdoors, enjoy the 24x22ft insulated and drywalled double garage, a large driveway, and extra parking off the back alley. Move-in ready—this home is ready to welcome you! Visit REALTOR® website for more info. \*Some photos are virtually staged\*

Built in 1977

### Essential Information

MLS® # E4456457

Price \$399,700



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 858                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 47 Clareview Road |
| Area        | Edmonton          |
| Subdivision | Kernohan          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5A 3X2           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed September 5th, 2025

Days on Market 11

Zoning Zone 35

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 September 16th, 2025 at 11:02am MDT