

## \$260,000 - 58 14208 36 Street, Edmonton

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MLS® #E4463579

**\$260,000**

3 Bedroom, 2.50 Bathroom, 1,252 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Handyman Special – Great Value Condo Duplex! This bareland condo duplex is a great chance for someone who isn't afraid of a little work! It's a handyman special, sold as is, where is, and comes with low condo fees. With a bit of elbow grease and care, you can turn this home into a great place to live or a good rental property. It has a large backyard and lots of space for your family to enjoy. The location is very convenient – it's close to a recreation centre with a swimming pool and gym, shopping like Walmart and Superstore, and public transportation to get around easily. If you're looking for a fixer-upper with great potential, this is the one for you!



Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4463579          |
| Price          | \$260,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,252             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |

|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 58 14208 36 Street    |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0E4               |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Detectors Smoke, Parking-Vi |
| Parking Spaces | 2                           |
| Parking        | Single Garage Attached      |

### Interior

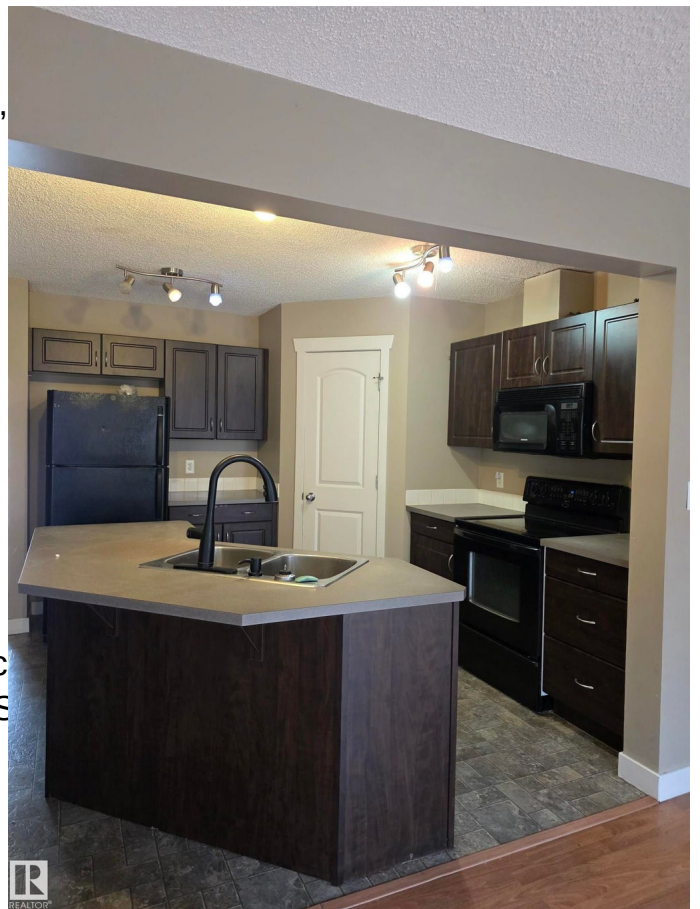
|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | ensuite bathroom                                      |
| Appliances        | Dishwasher-Built-In, Dryer,<br>Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                             |
| Fireplace         | Yes                                                   |
| Fireplaces        | Mantel                                                |
| Stories           | 2                                                     |
| Has Basement      | Yes                                                   |
| Basement          | Full, Unfinished                                      |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Playground Nearby, Public<br>Schools, Shopping Nearby, S |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |
| Foundation        | Concrete Perimeter                                       |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | St. Bonaventure Catholic |
|------------|--------------------------|



|        |                       |
|--------|-----------------------|
| Middle | John D. Bracco School |
| High   | Cardinal Collins      |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 35            |
| Condo Fee      | \$166              |

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Listing information last updated on October 29th, 2025 at 8:17am MDT