

## \$214,900 - 306 3670 139 Avenue, Edmonton

MLS® #E4434028

**\$214,900**

2 Bedroom, 2.00 Bathroom, 827 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

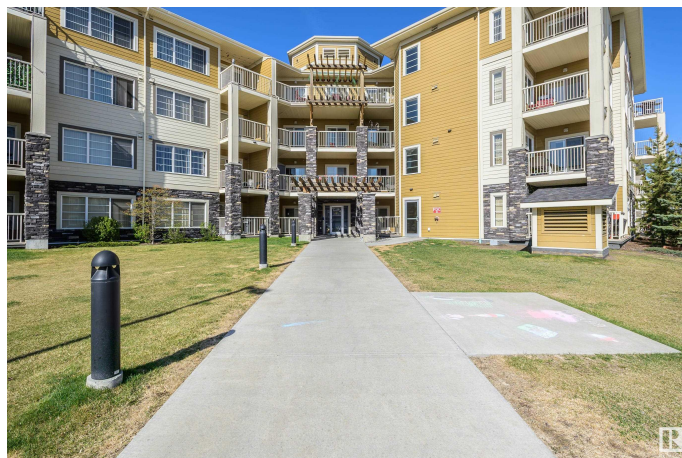
Welcome to this beautifully maintained 2-bedroom, 2-bathroom corner unit offering peace, privacy, and an abundance of natural light. Enjoy stunning west/northwest views and evening sunsets from the spacious balcony—perfect for unwinding after a busy day. Inside, the open-concept kitchen boasts modern upgrades including stainless steel appliances and elegant granite countertops. The bright living room features large windows on two sides, and both bedrooms also offer generous windows, creating a warm and airy atmosphere throughout. Each bathroom has both a bathtub and a shower. Additional highlights include in-suite laundry and storage, a secure heated underground parking stall and a separate storage unit. This pet-friendly building is ideally located within walking distance to the Clareview Rec Centre, bus/LRT, public library, schools, shopping and scenic walking/biking trails. With quick access to the Yellowhead and Anthony Henday freeways, commuting is a breeze. Plus, your condo fees cover all utilities!

Built in 2016

### Essential Information

MLS® # E4434028

Price \$214,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	827
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	306 3670 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3N5

### Amenities

Amenities	No Smoking Home, Parking-Visitor, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Belmont
Middle	John D. Bracco
High	Cardinal Collins

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	7
Zoning	Zone 35
HOA Fees	166.95
HOA Fees Freq.	Annually
Condo Fee	\$560

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 9th, 2025 at 2:02pm MDT