

**\$209,900 - 2 4245 139 Avenue, Edmonton**

MLS® #E4448530

**\$209,900**

2 Bedroom, 2.00 Bathroom, 829 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

SUPERB LOCATION! This well-maintained TOP floor - 9' CEILINGS, 2 BEDROOM/TWO BATH unit in Clareview Courts has it all. Walking distance to the Clareview LRT station, Superstore, numerous restaurants, entertainment and shopping. This cozy condo features neutral colours throughout, easy-to-maintain laminate/tile floors, along with in-suite laundry. The master bedroom features an ensuite, and the second bedroom has a full bathroom beside it. Your vehicle will be safe and warm in the heated underground parking stall, along with a storage cage in a secured room, perfect for storing winter/summer tires. This complex features a full concrete superstructure building with a gorgeous, well-landscaped European-style courtyard, offering stunning views. Condo fee includes power, heat, and water/sewer. Look no further.

Built in 2005

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4448530  |
| Price          | \$209,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 829       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2005                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2 4245 139 Avenue     |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3E8               |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Off Street Parking, Ceiling 9 ft. |
| Parking   | Underground                       |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                         |
| Appliances        | Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                   |
| # of Stories      | 6                                                                                        |
| Stories           | 6                                                                                        |
| Has Basement      | Yes                                                                                      |
| Basement          | None, No Basement                                                                        |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Flat                                                                            |
| Construction      | Concrete, Stucco                                                                |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 18th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 15      |
| Zoning         | Zone 35 |
| Condo Fee      | \$575   |

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Listing information last updated on August 2nd, 2025 at 2:32pm MDT