

**\$125,000 - 423 4304 139 Avenue, Edmonton**

MLS® #E4435796

**\$125,000**

1 Bedroom, 1.00 Bathroom, 812 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Undeniably Exquisite and Exceptionally Spacious! This TOP FLOOR , Corner Unit , 1-bedroom + den condominium in the sought-after Estates of Clareview offers a modern, open-concept design thatâ€™s both stylish and functional. Featuring 9-foot ceilings, rounded corners, in-suite laundry and storage, central air conditioning, and underground parking with car wash bay, this home blends comfort with convenience. The sleek kitchen boasts black appliances, ample cabinetry, and flows seamlessly into the living areaâ€”perfect for entertaining. Enjoy the generous primary suite with direct access to a full bathroom, and relax on your private balcony equipped with a gas line for BBQs, overlooking the beautifully landscaped center courtyard where an amenities building with a games room , party room and a gym! All of this, just steps from Clareview LRT, shopping, dining, and entertainment. A rare find at a great priceâ€”this home is truly a must-see!

Built in 2006

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4435796  |
| Price     | \$125,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 812                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 423 4304 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0H6               |

### Amenities

|           |                                                                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Car Wash, Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, See Remarks |
| Parking   | Heated, Underground                                                                                                                                             |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas                                                     |
| # of Stories | 4                                                                          |
| Stories      | 1                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | None, No Basement                                                          |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                   |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stucco                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 10th, 2025  
Days on Market                3  
Zoning                              Zone 35  
Condo Fee                        \$571

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