

# \$314,000 - 53 415 Clareview Road, Edmonton

MLS® #E4438212

**\$314,000**

3 Bedroom, 1.50 Bathroom, 1,186 sqft  
Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

This original-owner Clareview townhouse has been lovingly maintained with fresh paint, updated lighting, and a layout that just works. With under 1200 sqft of living space, the main floor features a wide-open kitchen with plenty of storage, a large dining area, and a bright living room thatâ€™s perfect for everyday living. Upstairs offers three spacious bedrooms including a generous primary with a full ensuite and walk-in closet. The entryway is clean and functional, with direct access to your double attached garage. Out front, enjoy your own little yard space â€“ ideal for morning coffee or adding some personal curb appeal. Set in a well-managed complex with low condo fees and located just steps to Clareview Station, shopping, parks, and schools â€“ this is easy living in a super convenient location.

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438212  |
| Price          | \$314,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,186     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2015              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 53 415 Clareview Road |
| Area        | Edmonton              |
| Subdivision | Kernohan              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0Z6               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 5              |
| Zoning         | Zone 35        |
| Condo Fee      | \$258          |

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