

# \$219,900 - 776 Clareview Road, Edmonton

MLS® #E4438223

**\$219,900**

3 Bedroom, 1.00 Bathroom, 1,175 sqft  
Condo / Townhouse on 0.00 Acres

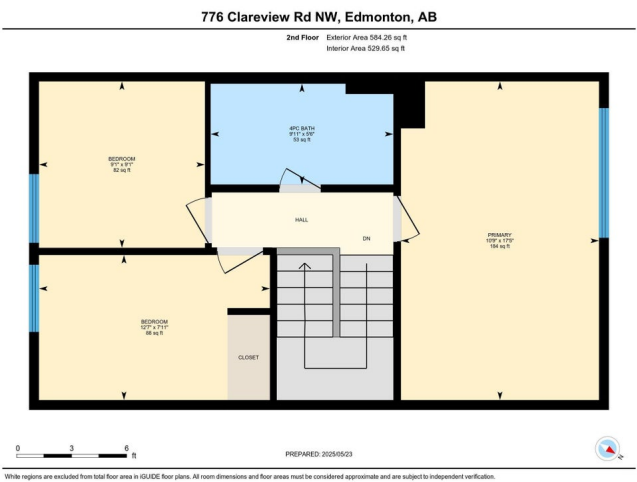
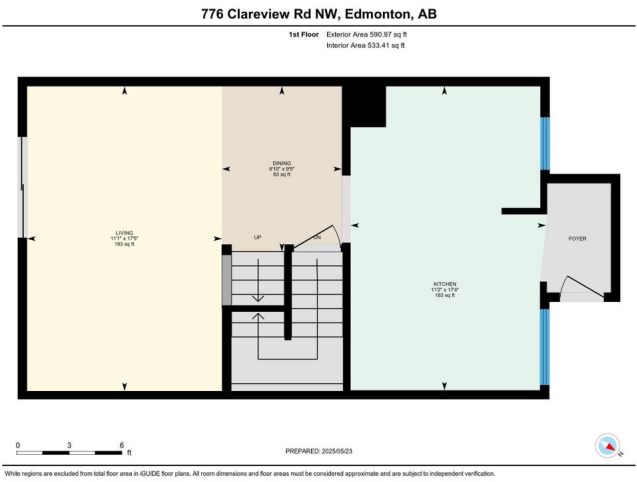
Kernohan, Edmonton, AB

Welcome Home! This charming townhome is an ideal choice for first-time buyers or investors, nestled in a well-managed community just steps from the scenic river valley trails. Thoughtfully updated and meticulously maintained, the main floor features a spacious eat-in kitchen with generous cabinetry and counter space, flowing seamlessly into a dining area and cozy living room with direct access to the fully landscaped backyard. Upstairs, youâ€™™ll find a large primary bedroom, two additional bedrooms, and a stylishly four-piece bathroom. The partially finished basement offers extra living space with a family room, laundry area, and ample storage. Enjoy the convenience of being within walking distance to restaurants, shopping, and public transit, with quick access to both Yellowhead Trail and the Anthony Henday. This move-in ready home is waiting for you!

Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438223  |
| Price      | \$219,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,175             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 776 Clareview Road |
| Area        | Edmonton           |
| Subdivision | Kernohan           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 4J7            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio |
| Parking   | Stall  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Anne Fitzgerald Catholic E |
|------------|----------------------------|

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 35        |
| Condo Fee      | \$355          |

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Listing information last updated on June 16th, 2025 at 3:17am MDT