

## \$220,000 - 3670 139 Avenue, Edmonton

MLS® #E4442001

**\$220,000**

2 Bedroom, 2.00 Bathroom, 829 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Beautifully maintained 2-bedroom, 2-bath condo on the second floor, perfect for first-time buyers, downsizers, or savvy investors! This bright and functional unit features an ensuite bath, in-suite laundry, and a spacious balcony overlooking peaceful green space, your own little retreat. Condo fees include electricity for added value and peace of mind. Enjoy the convenience of a heated underground parking stall and easy access to public transit right outside your door. Just steps to Clareview Rec Centre and Walmart, minutes to schools, medical facilities, and a variety of shops and services. Pride of ownership is evident. This unit has been meticulously cared for by dedicated sellers who are rarely home. Donâ€™t miss out on this incredible opportunity!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442001  |
| Price          | \$220,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 829       |
| Acres          | 0.00      |
| Year Built     | 2016      |



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

### Community Information

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

### Amenities

|                |   |
|----------------|---|
| Amenities      | Parking-Extra, Parking-Visitor, See Remarks, Storage Cage |
| Parking Spaces | 1   |
| Parking        | Heated, Underground                                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher - Energy Star, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 3               |

|           |         |
|-----------|---------|
| Zoning    | Zone 35 |
| Condo Fee | \$560   |

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Listing information last updated on June 15th, 2025 at 7:32pm MDT