

## \$299,900 - 38 415 Clareview Road, Edmonton

MLS® #E4435062

**\$299,900**

3 Bedroom, 2.50 Bathroom, 1,184 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

In the heart of Kernohan, this unit is one of a kind! 3 bed 2.5-bathroom, and main floor laundry. Upon entry you will be greeted with a decent size living room that will leads you to the dining and kitchen, stainless steel appliances and lots of cupboards and storage area, there is a half bathroom on this level as well. upstairs are a primary bedroom with the Walkin closet and ensuite and two additional decent size bedrooms plus a second bathroom. lower level takes you to a storage and utility room plus a double car garage. The front yard has plenty of room for entertainment, sun bath or BBQ. plus get amused by the breeze of beautiful trees in the common area. Close to beautiful parks, schools and shopping.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435062  |
| Price          | \$299,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,184     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2014              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 38 415 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

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Partial, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                                    |
| Exterior Features | Fenced, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Vinyl                                    |
| Foundation        | Concrete Perimeter                             |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 30            |
| Zoning         | Zone 35       |

Condo Fee                    \$259

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Listing information last updated on June 6th, 2025 at 10:33am MDT