

## \$329,900 - 24 415 Clareview Road, Edmonton

MLS® #E4442670

**\$329,900**

3 Bedroom, 2.50 Bathroom, 1,179 sqft  
Condo / Townhouse on 0.00 Acres

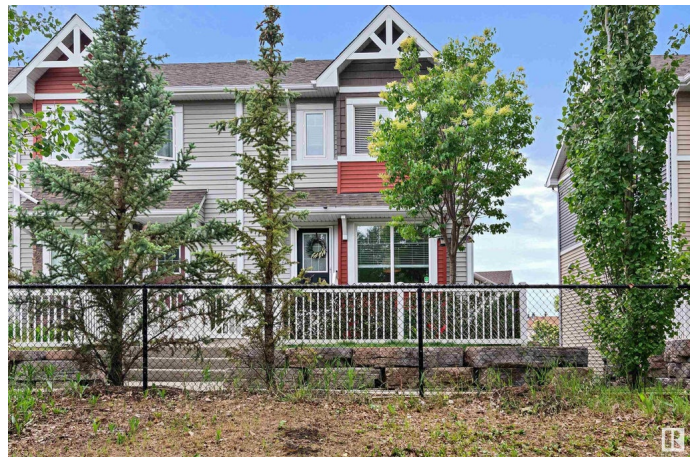
Kernohan, Edmonton, AB

Welcome home to this clean, great looking 2-storey end unit Townhouse facing the ravine and walking trails. Has one of the best locations in complex. Low condo fees. This marvelous 2-storey home has 3 bedrooms and 2.5 baths. Built in 2015, this home boasts open concept main floor featuring laminate flooring. A modern kitchen espresso cabinets, quartz countertops, stainless steel appliances and an electric fireplace. You will also find a 2-pc bath and main floor laundry for your convenience. The upper level contains 3 bedrooms, 4-pc bath and 3-pc ensuite. Also, there is a double attached garage. Ample visitor parking behind the unit. Shopping, schools, and transportation nearby. Enjoy quiet evenings on your front patio overlooking the ravine.

Built in 2015

### Essential Information

MLS® #	E4442670
Price	\$329,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,179
Acres	0.00



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

### **Community Information**

Address	24 415 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0Z6

### **Amenities**

Amenities	Detectors Smoke, Hot Water Instant, Hot Water Tankless, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, See Remarks
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	1
Zoning	Zone 35
Condo Fee	\$258

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 12:47pm MDT