

\$159,900 - 306 4316 139 Avenue, Edmonton

MLS® #E4456433

\$159,900

2 Bedroom, 2.00 Bathroom, 1,127 sqft
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Move-In Ready Third-Floor Condo with Underground Parking. This bright and spacious 2 bedroom, 2 full bathroom condo is a standout in the complex with its freshly painted interior, brand new dishwasher, and excellent maintenance throughout. Enjoy a welcoming front entrance that opens into a large kitchen and living space—perfect for entertaining or relaxing. The thoughtful design also includes in-suite laundry with extra storage and a private balcony to enjoy your own outdoor retreat. Practical features add everyday convenience: a heated underground parking stall plus a storage cage for your extras. The location is unbeatable—just steps from the Clearview LRT and ETS Station, making your commute effortless. And when you're home, you'll love the amenities: a separate residents' building with a fully equipped fitness room and a social lounge with pool and ping-pong tables. With its updates, prime location, and well-kept condition, this condo is move-in ready and waiting for you!

Built in 2008

Essential Information

MLS® # E4456433

Price \$159,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,127
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	306 4316 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0L1

Amenities

Amenities	Air Conditioner, Car Wash, Deck, Parking-Visitor, Secured Parking, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Stucco
Exterior Features	Backs Onto Park/Trees, Flat Site, Low Maintenance Landscape,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,
See Remarks

Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 5th, 2025
Days on Market	6
Zoning	Zone 35
Condo Fee	\$784

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 September 11th, 2025 at 4:48pm MDT