

## \$198,900 - 2 4245 139 Avenue, Edmonton

MLS® #E4437110

**\$198,900**

2 Bedroom, 2.00 Bathroom, 836 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

This spacious 800+ sqft, 2-bedroom, 2-bathroom main floor apartment offers a perfect blend of comfort and style, with elegant finishes and abundant natural light. Newly refreshed and fully painted. The thoughtfully designed kitchen is equipped with stainless steel appliances, generous counter space, & ample cabinetry to meet all your storage needs. The spacious living and dining area flows seamlessly, leading to a private outdoor patio. The primary bedroom features an en-suite bathroom for added privacy. The second bedroom is perfect for guests, a roommate, or a home office, with its own full bathroom just steps away. Additional highlights include in-suite laundry, low-maintenance laminate and tile flooring throughout (no carpet!), secure underground parking, and a separate storage unit. Concrete building. Save on utilities with condo fees covering heat, water, and electricity! A truly ideal home for a first time buyer, investor, or those looking for a convenient lifestyle!

Built in 2005

### Essential Information

MLS® # E4437110

Price \$198,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 836                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2 4245 139 Avenue     |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3E8               |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Exercise Room, Parking-Visitor, Security Door, Sprinkler System-Fire, Vinyl Windows |
| Parking   | Heated, Parkade, Underground                                                                         |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                               |
| # of Stories      | 6                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                    |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Concrete Tiles                                                      |
| Construction      | Concrete, Stucco                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 16th, 2025  
Days on Market                32  
Zoning                              Zone 35  
Condo Fee                        \$575

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