

## \$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 | 17                  |
| Zoning         | Zone 35             |
| Condo Fee      | \$784               |

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Listing information last updated on September 22nd, 2025 at 5:02am MDT