

## **\$315,500 - 33 415 Clareview Road, Edmonton**

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MLS® #E4422724

**\$315,500**

3 Bedroom, 2.50 Bathroom, 1,207 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Welcome to the peaceful community of Kernohan! This stunning townhome, filled with natural light Plus bonus of having your backyard open directly into a beautiful park perfect for relaxation and outdoor activity. Its offers 3 bedrooms, 2.5 baths, and an attached double garage! The main floor boasts a spacious living room, a modern kitchen with rich dark cabinetry, granite countertops, and a bright dining area. Convenient main-level laundry and a 2-piece powder room add to the functionality. Upstairs, you'll find a generous primary bedroom with a walk-in closet and a 3-piece ensuite, along with two additional well-sized bedrooms and a 4-piece bath. The lower level provides ample storage space and houses a utility room with a tankless water heater and a high-efficiency furnace. With a low condo fee and a prime location near schools, public transit, shopping, restaurants, and recreation centers, this home also offers quick access to Yellowhead and Anthony Henday highways.



Built in 2015

### **Essential Information**

MLS® #                      E4422724

Price                        \$315,500

Bedrooms                3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,207
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	33 415 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0Z6

### Amenities

Amenities	Parking-Visitor
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
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 24th, 2025  
Days on Market                65  
Zoning                              Zone 35  
Condo Fee                        \$258

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