

## \$225,000 - 2b Clareview Village, Edmonton

MLS® #E4451735

**\$225,000**

3 Bedroom, 1.50 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

**CORNER UNIT, FACING A WALKING TRAIL!**

With a huge spacious fully fenced yard, 3 BEDROOMS 1.5 Baths, fully renovated and TURN KEY, with a finished rumpus room, and an oversized kitchen! Unlike other units in this complex, small portions of wall have been removed near the front entrance, to create a warmer, open concept kitchen with tons of natural light! Other upgrades include new kitchen cabinets, luxury vinyl flooring throughout, 2 re-finished bathrooms and newer appliances! Tucked away far from the main road, this spacious, fully finished unit is a MUST SEE. Walking distance to Belmont School, with quick access to the Yellowhead and Clareview Town Center. This well managed condo complex is Pet and Family friendly!

Built in 1976

### Essential Information

MLS® #	E4451735
Price	\$225,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	922
Acres	0.00



Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2b Clareview Village
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3P2

### Amenities

Amenities	Off Street Parking, On Street Parking, Dog Run-Fenced In, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Level Land, Low Maintenance Landscape, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 7th, 2025
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Days on Market	2
Zoning	Zone 35
Condo Fee	\$328

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