

## \$179,900 - 320 4312 139 Avenue, Edmonton

MLS® #E4452212

**\$179,900**

2 Bedroom, 2.00 Bathroom, 1,173 sqft  
Condo / Townhouse on 0.00 Acres

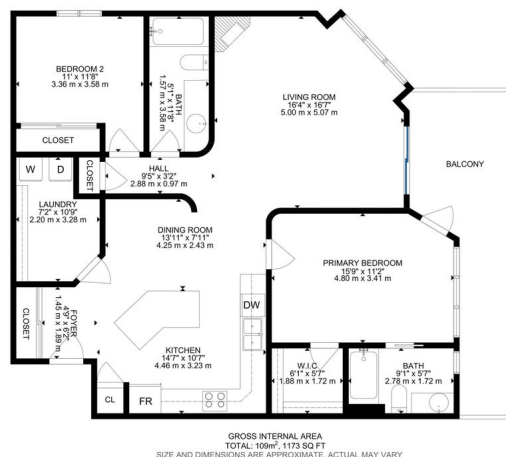
Clareview Town Centre, Edmonton, AB

A spacious and well-maintained 2 bedroom, 2 bathroom condo in Northeast Edmonton! This bright and functional unit features an open-concept layout with a large living and dining area that flows out to an oversized balcony, perfect for relaxing or entertaining. The primary bedroom offers direct access to the balcony, along with a great size of closet and a full ensuite bathroom. The second bedroom is ideally positioned for privacy, making it perfect for guests, roommates, or a home office. Additional highlights include in-suite laundry, underground heated parking, plenty of storage, Gym, Party room, pool table, and ping pong table. Located just steps from Clareview LRT Station, shopping, restaurants, and all major amenities. A fantastic option for first-time buyers, investors, or anyone looking for easy, low-maintenance living!

Built in 2004

### Essential Information

MLS® #	E4452212
Price	\$179,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,173
Acres	0.00



Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	320 4312 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3J4

### **Amenities**

Amenities	Deck, Detectors Smoke, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Single Indoor, Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 8th, 2025
Days on Market	1
Zoning	Zone 35
Condo Fee	\$801

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Listing information last updated on August 9th, 2025 at 8:17pm MDT