

Courtesy Of Susan Sieg Of NOW Real Estate Group

# \$179,900 - 322 4304 139 Avenue, Edmonton

MLS® #E4461541

**\$179,900**

2 Bedroom, 2.00 Bathroom, 1,191 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this spacious CORNER UNIT located just minutes from downtown & U of A, with the Clareview LRT Station right at your doorstep. This beautifully maintained condo offers a private & quiet setting with a functional layout. Two generously sized bdrms, including a primary suite with full ensuite. Large entrance leads to a bright OPEN-CONCEPT living area with a large kitchen featuring BRAND NEW stainless steel appliances, oak cabinetry & a large island with plenty of counter space! Step out from either the living room or primary bedroom onto a massive balcony, complete with natural gas BBQ hookup. Add'l features include: A/C, 9ft ceilings, in-suite laundry w/new washer & dryer, underground parking stall conveniently located near the elevator, access to the car wash & the amenities building w/SOCIAL ROOM, GYM & GAMES ROOM. Enjoy the unbeatable convenience with walking distance to shopping, groceries, fitness centers & all essential amenities. Fantastic opportunity to own in a prime location!

Built in 2006

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4461541  |
| Price  | \$179,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,191                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 322 4304 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0H6               |

### **Amenities**

Amenities Air Conditioner, Car Wash, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms, Natural Gas BBQ Hookup

Parking Spaces 1

Parking Heated, Underground

### **Interior**

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

# of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Wood, Stucco

Exterior Features Flat Site, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

**Additional Information**

Date Listed October 9th, 2025  
Days on Market 37  
Zoning Zone 35  
Condo Fee \$808

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Listing information last updated on November 15th, 2025 at 5:47am MST