

## \$216,500 - 3670 139 Avenue, Edmonton

MLS® #E4441331

**\$216,500**

2 Bedroom, 2.00 Bathroom, 896 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Welcome to this well-maintained 2-bedroom, 2-bathroom condominium located in the convenient and vibrant Clareview community of Edmonton, Alberta. Ideal for first-time buyers, investors, or those seeking low-maintenance living, this unit offers a functional layout with generous living space and natural light throughout. Situated within walking distance to Clareview LRT station, shopping centres, restaurants, and schools, the location provides exceptional accessibility and everyday convenience. The open-concept living and dining area connects to a functional kitchen, while both bedrooms are thoughtfully positioned for privacy—each with access to a full bathroom, making it suitable for roommates or small families. Additional features include in-suite laundry, a private balcony, and assigned underground parking. The building is professionally managed and offers secure access for peace of mind. Don't miss out!

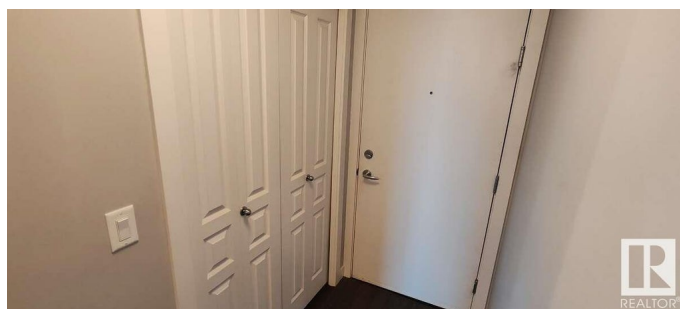
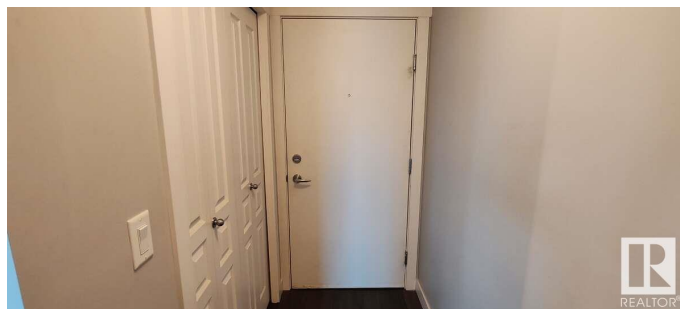
Built in 2016

### Essential Information

MLS® # E4441331

Price \$216,500

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 896                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3670 139 Avenue       |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3N5               |

### Amenities

|                |                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Sprinkler Sys-Underground, Vinyl Windows |
| Parking Spaces | 1                                                                                                                                  |
| Parking        | Heated, Parkade, Underground                                                                                                       |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher - Energy Star, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                            |
| # of Stories      | 4                                                                                                                                 |
| Stories           | 1                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | None, No Basement                                                                                                                 |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Composition, Metal, Vinyl                                                |
| Exterior Features | Fenced, Landscaped, Paved Lane, Public Transportation, Recreation Use, Schools |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingles                |
| Construction | Wood, Composition, Metal, Vinyl |
| Foundation   | Concrete Perimeter              |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 35        |
| Condo Fee      | \$560          |

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Listing information last updated on June 15th, 2025 at 9:47pm MDT