

## \$334,900 - 70 14208 36 Street, Edmonton

MLS® #E4462453

**\$334,900**

3 Bedroom, 2.50 Bathroom, 1,279 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Ideal for a first-time home buyer! Welcome to this beautiful 2-storey half duplex located on a quiet street with LOW CONDO FEES. The main floor offers an open-concept layout with a cozy great room featuring large windows, a fireplace, and laminate flooring. The dining area opens to a private, fenced backyardâ€”perfect for relaxing or entertaining. The kitchen provides ample cabinetry, a large island, corner pantry and plenty of counter space. A convenient 2-piece bathroom with main floor laundry completes this level. Upstairs, youâ€™ll find three generous bedrooms, including a primary suite with a 4-piece ensuite and walk-in closet, plus another 4-piece main bath. The basement is unspoiled and ready for your personal touch. Walking distance to multiple schools, 2 elementary and 1 junior high, Clareview Rec Center, LRT, shopping, restaurants, and movie theatres.

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462453  |
| Price      | \$334,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,279             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 70 14208 36 Street    |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0E4               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Mantel                                                                                                    |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 17th, 2025  
Days on Market                15  
Zoning                              Zone 35  
HOA Fees                         333.9  
HOA Fees Freq.                Annually  
Condo Fee                        \$165

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Listing information last updated on November 1st, 2025 at 4:32pm MDT