

## \$138,300 - 2 4245 139 Avenue, Edmonton

MLS® #E4453640

**\$138,300**

1 Bedroom, 1.00 Bathroom, 585 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this concrete and steel building. This one bedroom is perfect for a student, INVESTORS, or first time home owner. It is right beside the LRT so there is easy access to downtown or the University. This cozy one bedroom has everything you need with all appliances and in suite laundry. There is a 4 piece bath with jack and jill door from the primary bedroom. This is a great location in the building as it is north west facing into the beautiful court yard. The condo fees include all the utilities: power, heat, water and sewer. Extremely affordable living!

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453640               |
| Price          | \$138,300              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 585                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2 4245 139 Avenue     |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3E8               |

## Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Secured Parking, Security Door, See Remarks |
| Parking   | Underground                                 |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, 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          | Concrete                                                                         |
| Exterior Features | Flat Site, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                     |
| Construction      | Concrete                                                                         |
| Foundation        | Concrete Perimeter                                                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 35           |
| Condo Fee      | \$410             |

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