

## \$278,000 - 319 3670 139 Avenue, Edmonton

MLS® #E4425638

**\$278,000**

2 Bedroom, 2.00 Bathroom, 1,086 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

**PET FRIENDLY!** Stunning Southwest Corner 2 Bedrooms + Den – Private & Spacious. CONDO FEE INCLUDES ALL UTILITIES INCLUDING ELECTRICITY. Huge southwest corner unit offers 1,100 sqft. of private living space, featuring two titled parking stalls+separate storage unit. Designed with modern elegance, this open-concept condo boasts luxury upgrades throughout, including: Expansive living room with southwest and southeast windows, filling the space with natural light Corner balcony with breathtaking east, west, and south-facing views – perfect for enjoying spectacular sunsets Adjacent to Clareview Recreation Centre and close to LRT, shopping, & amenities Kitchen: Upgraded light pendants Soft-close drawers Undermount sink Granite countertops Upgraded stainless steel appliances Master bedroom features walk-through closet w custom built-in cabinetry Den can be used as a third bedroom & includes a freezer, built-in cabinets, and wardrobe storage Windows everywhere, maximizing natural light

Built in 2016

### Essential Information

MLS® # E4425638

Price \$278,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,086                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 319 3670 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3N5               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Parking-Extra, Parking-Visitor, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 2  |
| Parking        | Heated, Underground, See Remarks   |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Hardie Board Siding                                      |
| Exterior Features | Landscaped, Private Setting, Public Transportation, Schools, Shopping |

|              |   |
|--------------|---|
|              | Nearby, View City, View Downtown, See Remarks |
| Roof         | EPDM Membrane                                 |
| Construction | Wood, Stone, Hardie Board Siding              |
| Foundation   | Concrete Perimeter                            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 94               |
| Zoning         | Zone 35          |
| Condo Fee      | \$684            |

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Listing information last updated on June 16th, 2025 at 11:47am MDT