

# **\$175,000 - 126 4312 139 Avenue, Edmonton**

MLS® #E4437903

**\$175,000**

2 Bedroom, 2.00 Bathroom, 1,020 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

This Condo is a complete package! Bright & spacious with 1020sq ft of living space, this 2-bed, 2-bath unit is located on the main floor for added convenience and accessibility. The open-concept layout features a grand kitchen with an abundance of cabinetry, stainless steel appliances, and an eat-up barâ€”perfect for entertaining. Alternatively, lounge in your large living room by the fire! Both bedrooms are generously sized, with the primary bedroom offering a full ensuite & walk-through closet complete with built-in storage shelving. You will also appreciate the large in-suite laundry room and plenty of additional storage space. Set in an extremely well-maintained and secure building, this home offers a concrete walk-out patio, heated underground parking with additional storage locker, a car wash bay, fitness center, games room, and a party roomâ€”plus loads of visitor parking for your guests! Walking distance to the LRT station, shopping & restaurants this unit offers you a turn-key, convenient lifestyle.

Built in 2004

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4437903  |
| Price    | \$175,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,020                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 126 4312 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3J4               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Closet Organizers, Exercise Room, Front Porch, Intercom, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Storage-In-Suite, Storage Cage |
| Parking   | Heated, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Heat Pump, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco                                 |
| Exterior Features | Recreation Use, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Stucco                                 |
| Foundation        | Concrete Perimeter                           |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Belmont School        |
| Middle     | John D. Bracco        |
| High       | Cardinal Collins High |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 35        |
| Condo Fee      | \$713          |

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Listing information last updated on June 16th, 2025 at 5:17pm MDT