

## \$160,000 - 1 4245 139 Avenue, Edmonton

MLS® #E4423412

**\$160,000**

1 Bedroom, 1.00 Bathroom, 588 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Elevate your lifestyle in this exceptional **SOLID CONCRETE & STEEL BUILDING!** This move-in-ready unit boasts 9-ft ceilings, rich hardwood floors, and expansive windows that flood the space with natural light. The open-concept design includes a modern kitchen with sleek maple cabinetry, black appliances, a pantry, and a breakfast bar—perfect for entertaining. Relax in the bright, airy living area or step out onto your private covered balcony with a gas BBQ hookup, ideal for year-round enjoyment. The primary suite features a generous closet and direct access to the well appointed 4pc bathroom. Thoughtful conveniences include in suite laundry, **TWO HEATED UNDERGROUND PARKING STALLS** (one oversized), and **THREE STORAGE CAGES** (one in a storage room, two back-to-back). Condo fees cover electricity, water, and heat, ensuring stress-free living. Just steps from the LRT, shopping, grocery, dining, medical, and more. This prime location offers a perfect balance of convenience, and modern city living.

Built in 2005

### Essential Information

MLS® # E4423412

Price \$160,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 588                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1 4245 139 Avenue     |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3E8               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Parking-Visitor, Patio, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2   |
| Parking        | Heated, Over Sized, Underground   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 6  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stucco  |
| Exterior Features | Landscaped, Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 50                  |
| Zoning         | Zone 35             |
| Condo Fee      | \$419               |

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Listing information last updated on April 19th, 2025 at 10:02am MDT