# \$209,999 - 305 3670 139 Avenue, Edmonton

MLS® #E4442646

#### \$209,999

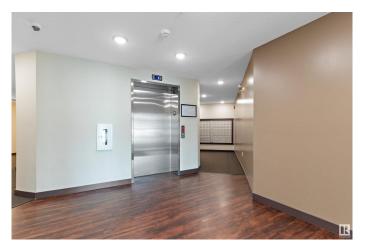
2 Bedroom, 2.00 Bathroom, 809 sqft Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

For Investors, Leased till 2026 July for \$1950/month. 884 sqft (builder measurement) two bedrooms and two full baths. The Unit has one underground parking, and the condo fee covers all the utilities (Electricity, heat, water, sewer, snow removal and many more). It is suitable for the downtown commuter. The Unit has a balcony with a nice view and a natural gas outlet for your BBQ set. Parks, shopping stores and playgrounds are nearby; Clareview Community Recreation Centre is beside the condominium. The building is quiet and clean. The kitchen offers plenty of cabinets with an open concept. The primary bedroom has a walk-in closet and a 4pc ensuite bathroom. The secondary bedroom is generous in size and located on the other side of the living room. The in-suite laundry room has a front-facing washer, dryer, and storage space next to the second 4pc washroom. It is a few minutes from the Clareview LRT transit and Bus station. There is easy access to Anthony Henday and Yellowhead Trail, Belmont Shopping.







Built in 2016

### **Essential Information**

MLS® # E4442646 Price \$209,999 Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 809

Acres 0.00

Year Built 2016

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 305 3670 139 Avenue

Area Edmonton

Subdivision Clareview Town Centre

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 3N5

#### **Amenities**

Amenities See Remarks
Parking Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric

Heating Baseboard, Natural Gas

# of Stories 4
Stories 4

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Recreation Use, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 16th, 2025

Days on Market 73

Zoning Zone 35

Condo Fee \$560

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 28th, 2025 at 4:33pm MDT