

# \$189,000 - 1 4245 139 Avenue, Edmonton

MLS® #E4447552

## \$189,000

2 Bedroom, 2.00 Bathroom, 831 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Freshly painted and featuring brand new vinyl plank flooring throughout, this 831 sq.ft. 2-bedroom, 2-bathroom condo in Clareview Courts offers 9'™ ceilings, a functional layout, and a quiet courtyard-facing location for added privacy. The primary bedroom includes a private ensuite, while the second bedroom is next to a full bathroom—ideal for guests or roommates. Additional features include in-suite laundry, a heated underground parking stall, and a storage cage. Located just steps from Clareview LRT, Superstore, restaurants, and shopping. Solid concrete construction provides excellent soundproofing. Condo fees include power, heat, and water/sewer, making this an excellent opportunity for first-time buyers or investors.

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447552  |
| Price          | \$189,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 831       |
| 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 | See Remarks |
| Parking   | Underground |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                 |
| Appliances        | Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                           |
| # of Stories      | 6                                                                                                |
| Stories           | 1                                                                                                |
| Has Basement      | Yes                                                                                              |
| Basement          | None, No Basement                                                                                |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Concrete, Stucco                       |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Flat                                   |
| Construction      | Concrete, Stucco                       |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 13th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 35         |

Condo Fee                \$575

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Listing information last updated on August 3rd, 2025 at 6:32am MDT