

# \$204,900 - 420 Clareview Road, Edmonton

MLS® #E4457756

**\$204,900**

3 Bedroom, 1.50 Bathroom, 1,087 sqft  
Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Welcome to this well-maintained 3 bedrm, 2 BATH townhome in desirable Canon Ridge. This PET FRIENDLY COMPLEX is perfect for first-time buyers or downsizers. The bright living room features large windows, laminate flooring, and a cozy WOOD BURNING FIREPLACE The Kitchen has plenty of storage space and a dining area. Upstairs you'll find a spacious primary bedroom, two more bedrooms, and a 4-piece bath. The FULLY FINISHED BASEMENT includes a large rec room, space for a home office, and laundry. Enjoy TWO fully fenced yards. The south facing backyard features NEW LANDSCAPING with STONE PATIO (2024). Ideal for pets or outdoor living, and TWO PARKING STALLS right outside your door. Located in a well-managed complex with a kidsâ€™™ play area, steps to parks, schools, and trails. UPGRADES: New HWT (2023), Washer/Dryer (Summer 2024), Furnace approx 3/4yrs old & was serviced in Nov 2024

Built in 1978

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457756  |
| Price     | \$204,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,087             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 420 Clareview Road |
| Area        | Edmonton           |
| Subdivision | Kernohan           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 4G6            |

### Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Detectors Smoke, Parking-Visitor, See Remarks |
| Parking Spaces | 2                                                                                          |
| Parking        | 2 Outdoor Stalls                                                                           |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                               |
| Fireplace    | Yes                                                                                     |
| Fireplaces   | Stone Facing                                                                            |
| Stories      | 3                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | Full, Finished                                                                          |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                             |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, |

Public Transportation, Schools, Shopping Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Belmont/A Fitzgerald     |
| Middle     | John D Bracco/St E Seton |
| High       | Eastglen/Austin O Brien  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 35              |
| Condo Fee      | \$341                |

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Listing information last updated on September 17th, 2025 at 8:17am MDT