

## \$216,500 - 302 3670 139 Avenue, Edmonton

MLS® #E4441331

**\$216,500**

2 Bedroom, 2.00 Bathroom, 896 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Welcome to this well-kept 2-bedroom, 2-bathroom condo in the lively Clareview community of Edmonton. Perfect for first-time buyers, investors, or those wanting a low-maintenance lifestyle, this home features a practical layout with bright living spaces. The open-concept living and dining area flows into a functional kitchen, while the two bedrooms are separated for privacy, each with access to a full bathroom—ideal for roommates or small families. Enjoy in-suite laundry, a private balcony, and an assigned underground parking stall. The professionally managed building provides secure access for added peace of mind. Conveniently located within walking distance to Clareview LRT, shopping, dining, and schools, this property offers excellent accessibility. Please note: the unit is currently under a fixed tenancy agreement until June 2026.

Built in 2016

### Essential Information

MLS® #	E4441331
Price	\$216,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	896
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	302 3670 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3N5

### **Amenities**

Amenities	Detectors Smoke, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Sprinkler Sys-Underground, Vinyl Windows
Parking Spaces	1
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Composition, Metal, Vinyl
Exterior Features	Fenced, Landscaped, Paved Lane, Public Transportation, Recreation Use, Schools
Roof	Asphalt Shingles
Construction	Wood, Composition, Metal, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 9th, 2025  
Days on Market                96  
Zoning                              Zone 35  
Condo Fee                        \$560

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