

## \$178,900 - 2 4245 139 Avenue, Edmonton

MLS® #E4457345

**\$178,900**

2 Bedroom, 2.00 Bathroom, 836 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Step into this beautifully updated 800+ sqft, 2-bed, 2-bath main floor apartment, offering a seamless blend of comfort, style, and abundant natural light. The kitchen features stainless appliances, generous counters, and ample cabinetry for all your storage needs. The open living and dining space flows to a private patio. The primary suite includes a full en-suite bath, while the second bedroom is perfect for guests, a roommate, or a home office with a full bath nearby. Added perks include in-suite laundry, low-maintenance laminate and tile flooring (no carpet!), secure underground parking, private courtyard, and a separate storage unit. Concrete building! Condo fees include heat, water, and electricity! An ideal home for first-time buyers, investors, or anyone seeking a convenient lifestyle.

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457345  |
| Price          | \$178,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 836       |
| Acres          | 0.00      |
| Year Built     | 2005      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2 4245 139 Avenue     |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3E8               |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Exercise Room, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows |
| Parking Spaces | 1                                                                                                                     |
| Parking        | Underground                                                                                                           |

### Interior

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

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                        |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Concrete Tiles, Flat                                                                                    |
| Construction      | Concrete, Stucco                                                                                        |
| Foundation        | Concrete Perimeter                                                                                      |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 11th, 2025 |
|-------------|----------------------|

|                |         |
|----------------|---------|
| Days on Market | 5       |
| Zoning         | Zone 35 |
| Condo Fee      | \$575   |

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Listing information last updated on September 15th, 2025 at 10:02pm MDT