

# **\$148,800 - 102 4312 139 Avenue, Edmonton**

MLS® #E4436633

**\$148,800**

2 Bedroom, 2.00 Bathroom, 1,097 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this **STYLISH AND SPACIOUS** 1,097 SQ FT CONDO, perfectly located just **STEPS FROM THE LRT!** This bright and functional home features 2 **GENEROUSLY SIZED BEDROOMS**, 2 **FULL BATHROOMS**, **IN-SUITE LAUNDRY**, and a **HUGE STORAGE ROOM**. Enjoy 9'™ **CEILINGS** and **ENGINEERED HARDWOOD FLOORING** throughout the **OPEN-CONCEPT KITCHEN**, **LIVING**, AND **DINING AREAS**. The kitchen is loaded with cabinetry, black appliances, and a **RAISED EATING BAR**—ideal for casual dining or entertaining. The cozy living room features a **GAS FIREPLACE**, **LARGE WINDOWS**, and **SLIDING PATIO DOORS** leading to a **COVERED, MAINTENANCE-FREE PATIO**. Both bedrooms offer **LARGE WINDOWS** and **PLUSH UPGRADED CARPETING**, while the primary room boasts a **MASSIVE WALK-THROUGH CLOSET WITH BUILT-INS** and a private ensuite. You'll also love the **HEATED UNDERGROUND PARKING STALL** and access to a **RECREATION CENTER WITH A SOCIAL ROOM AND FITNESS AREA**. **COMFORT, CONVENIENCE, AND VALUE IN ONE PACKAGE!**

Built in 2004

## **Essential Information**



MLS® #	E4436633
Price	\$148,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,097
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	102 4312 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3J4

### Amenities

Amenities	Air Conditioner, Exercise Room, Parking-Visitor, Social Rooms, Storage-In-Suite, See Remarks
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	7
Zoning	Zone 35
Condo Fee	\$839

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Listing information last updated on May 22nd, 2025 at 5:32am MDT