

## \$305,000 - 41 415 Clareview Road, Edmonton

MLS® #E4437637

**\$305,000**

3 Bedroom, 2.50 Bathroom, 1,083 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

This is a low-maintenance beautifully designed 2-story townhouse, nestled in the mature and scenic community of Kernohan. This property offers a thoughtfully finished living space and provides a perfect mix of comfort and convenience, just steps from the ravine, river valley, and local parks. This property has a main-floor laundry, a double attached garage, 3 good size bedrooms and 2.5 bathrooms. The well-planned layout features with tons of upgrades, including granite countertops and stainless steel appliances. Upstairs has the primary suite boasts a 3-piece ensuite and walk-in closet, accompanied by two additional bedrooms and a 4-piece bath. Enjoy hassle-free living with professionally maintained landscaping, snow and grass removal, and ample visitor parking. Conveniently located with quick access to the Henday and Yellowhead Trail!

Built in 2014

### Essential Information

MLS® #	E4437637
Price	\$305,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,083
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	41 415 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0Z6

### Amenities

Amenities	Parking-Visitor, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

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

### Additional Information

Date Listed May 21st, 2025

Days on Market 3

Zoning Zone 35

Condo Fee \$258

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