

# **\$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 | 34             |
| Zoning         | Zone 35        |
| Condo Fee      | \$839          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 18th, 2025 at 3:02am MDT