

\$314,000 - 53 415 Clareview Road, Edmonton

MLS® #E4438212

\$314,000

3 Bedroom, 1.50 Bathroom, 1,186 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

This original-owner Clareview townhouse has been lovingly maintained with fresh paint, updated lighting, and a layout that just works. With under 1200 sqft of living space, the main floor features a wide-open kitchen with plenty of storage, a large dining area, and a bright living room that's perfect for everyday living. Upstairs offers three spacious bedrooms including a generous primary with a full ensuite and walk-in closet. The entryway is clean and functional, with direct access to your double attached garage. Out front, enjoy your own little yard space – ideal for morning coffee or adding some personal curb appeal. Set in a well-managed complex with low condo fees and located just steps to Clareview Station, shopping, parks, and schools – this is easy living in a super convenient location.

Built in 2015

Essential Information

MLS® #	E4438212
Price	\$314,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,186
Acres	0.00



Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	53 415 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0Z6

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	May 23rd, 2025
Days on Market	7
Zoning	Zone 35
Condo Fee	\$258

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