

# \$179,900 - 320 4312 139 Avenue, Edmonton

MLS® #E4452212

**\$179,900**

2 Bedroom, 2.00 Bathroom, 1,173 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

A spacious and well-maintained 2 bedroom, 2 bathroom condo in Northeast Edmonton! This bright and functional unit features an open-concept layout with a large living and dining area that flows out to an oversized balcony, perfect for relaxing or entertaining. The primary bedroom offers direct access to the balcony, along with a great size of closet and a full ensuite bathroom. The second bedroom is ideally positioned for privacy, making it perfect for guests, roommates, or a home office. Additional highlights include in-suite laundry, underground heated parking, plenty of storage, Gym, Party room, pool table, and ping pong table. Located just steps from Clareview LRT Station, shopping, restaurants, and all major amenities. A fantastic option for first-time buyers, investors, or anyone looking for easy, low-maintenance living!

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452212  |
| Price          | \$179,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,173     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 320 4312 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3J4               |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                  |
| Parking        | Single Indoor, Stall, Underground                                                  |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Insert                                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 37               |
| Zoning         | Zone 35          |
| Condo Fee      | \$801            |

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Listing information last updated on September 14th, 2025 at 1:47am MDT