

## \$215,000 - 111 4312 139 Avenue, Edmonton

MLS® #E4454263

**\$215,000**

3 Bedroom, 2.00 Bathroom, 1,326 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

The only 3 bdrm unit currently available in the desirable Estates of Clareview complex and it's truly a rare find. Offering an expansive 1,326 sq ft floor plan, this home is designed w/ space, comfort, and convenience in mind. Step inside to discover a bright, open-concept layout that flows seamlessly from the kitchen to the dining area and into a large living room overlooking the lush green space right outside your private patio. Down the hall, you'll find 3 generous bdrms including a primary suite with an impressive ensuite bath, oversized closets, and plenty of storage. The unit also boasts a dedicated storage room w/ in-suite laundry for added ease. Beautifully maintained with updates throughout and only ever owned by two families, this condo is move-in ready. Residents of The Estates enjoy excellent amenities, including a recreation room, social gathering space, fitness centre, and ample visitor parking. All this in a fantastic location close to shopping, dining, LRT, & every convenience!

Built in 2004

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4454263  |
| Price    | \$215,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,326                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 111 4312 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3J4               |

### Amenities

|           |                                                                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Car Wash, Ceiling 10 ft., No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Social Rooms, Storage-In-Suite, See Remarks, Storage Cage |
| Parking   | Heated, Parkade, Underground                                                                                                                                   |

### Interior

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

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                           |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 79                |
| Zoning         | Zone 35           |
| Condo Fee      | \$974             |

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Listing information last updated on November 9th, 2025 at 12:17am MST