

## **\$219,999 - 205 3670 139 Avenue, Edmonton**

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MLS® #E4429473

**\$219,999**

2 Bedroom, 2.00 Bathroom, 802 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to your new 2-bed, 2-bath apartment in Clairview. With stunning dark brown flooring and plush bedroom carpets, this modern space displays comfort and elegance. The open-concept living area is flooded with natural light, offering a perfect setting for relaxation or entertaining guests. The sleek kitchen features modern appliances and ample storage, while the bedrooms provide a cozy retreat with their soft carpeting. The master bedroom boasts its own ensuite bathroom & walk-in closet providing privacy and convenience. Additional amenities include in-unit laundry, ample closet space, and designated underground heated parking. Outside, the complex offers communal amenities such as a fitness center, easy access to Anthony Henday and Yellowhead Trail, Clareview Rec Centre and Belmont Shopping centre. Enjoy the convenience of this prime location, with shopping, dining, and entertainment options just moments away. Great opportunity for Investors as the unit is currently rented for \$1,625.



Built in 2016

### **Essential Information**

MLS® #                      E4429473

Price                         \$219,999

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 802                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 205 3670 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3N5               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Front Porch, No Smoking Home, Patio, Natural Gas BBQ Hookup |
| Parking   | Underground  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 35         |
| Condo Fee      | \$560           |

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Listing information last updated on April 17th, 2025 at 9:31pm MDT