

# \$268,800 - 319 3670 139 Avenue, Edmonton

MLS® #E4445599

**\$268,800**

2 Bedroom, 2.00 Bathroom, 1,086 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

**PET FRIENDLY Stunning Southwest Corner Condo – 2 BEDROOMS PLUS DEN –**  
Private & Spacious! This huge southwest corner unit offers over 1,100 sq. ft. of private living space, featuring two titled parking stalls and a separate storage unit. Designed with modern elegance, this open-concept condo boasts luxury upgrades throughout, including: Expansive living room with southwest and southeast windows, filling the space with natural light Corner balcony with breathtaking east, west, and south-facing views – perfect for enjoying spectacular sunsets Adjacent to Clareview Recreation Centre and close to LRT, shopping, and amenities Kitchen Upgrades: Upgraded light pendants-Soft-close drawers-Undermount sink-Granite countertops-Upgraded stainless steel appliances Master Suite & Additional Spaces-Master bedroom features a walk-through closet with custom built-in cabinetry-Den can be used as a third bedroom and includes a freezer, built-in cabinets, and wardrobe storage-Windows everywhere, maximizing natural light

Built in 2016

## Essential Information

MLS® #	E4445599
Price	\$268,800



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	319 3670 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3N5

### Amenities

Amenities	Detectors Smoke, Intercom, Low Flw/Dual Flush Toilet, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	72
Zoning	Zone 35
Condo Fee	\$684

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