

## \$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

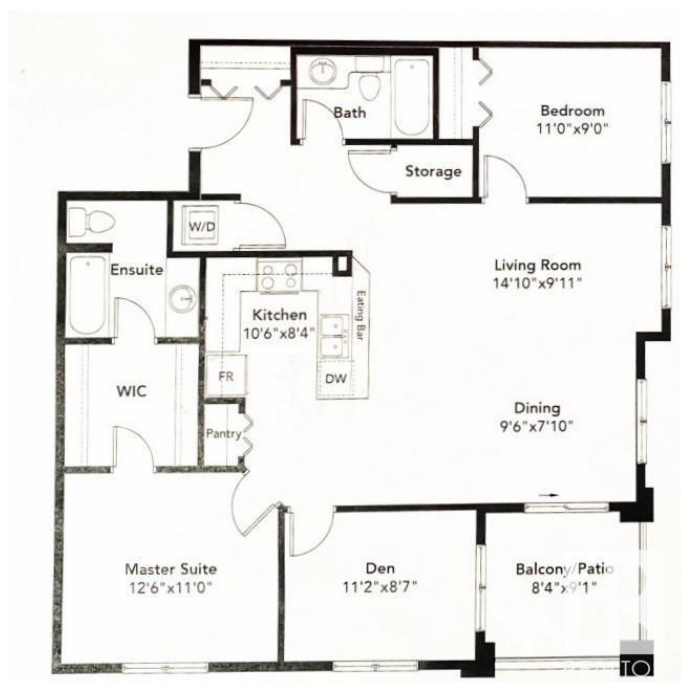
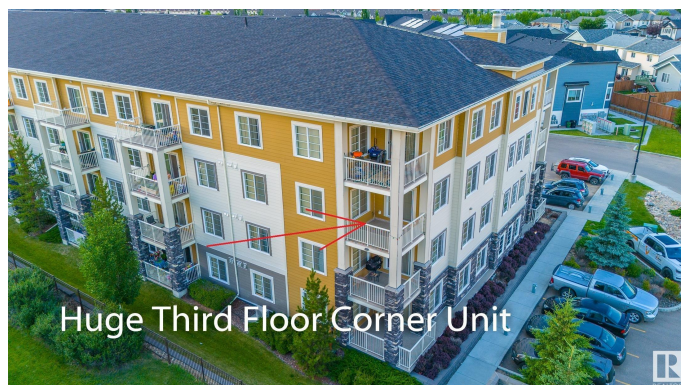
**PET FRIENDLY Stunning Southwest Corner Condo – 2 BEDROOMS PLUS DEN –**  
Private & Spacious! This huge southwest corner unit offers over 1,100 sq. ft. of private living space, featuring two titled parking stalls and a separate storage unit. Designed with modern elegance, this open-concept condo boasts 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 | 69             |
| Zoning         | Zone 35        |
| Condo Fee      | \$684          |

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Listing information last updated on September 10th, 2025 at 3:17am MDT