

## \$218,000 - N/A, Edmonton

MLS® #E4442179

**\$218,000**

2 Bedroom, 2.00 Bathroom, 1,259 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Don't miss out on this large and rare "3 BDRM or 2 BDRM + Den" Main Floor Corner Unit. This bright corner unit will impress you as it is the largest plan (1300 Sqft.). The large patio is perfect for the summertime! The den can also be turned into a 3rd bedroom because of it's spacious layout. All appliances are included, and the carpet has been replaced with luxury vinyl plank and the entire apartment is newly painted. There are also brand new kitchen cabinets, granite countertops, and closets. The in-suite laundry and gym makes it a neat and cozy place to stay in winter months. 2 parking stalls are included and there is tons of natural light with all the South and East facing windows . All bedrooms are excellent in size. Located across from the emergency Northeast hospital and Clareview LRT station and behind grocery stores and nearby to schools, buses and other transportation for commute. Priced to sell, clean and safe neighbourhood for a growing family! The seller pay \$10,000 for extra parking stall.

Built in 2007

### Essential Information

MLS® # E4442179

Price \$218,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,259                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | N/A                   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0E6               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Parking-Extra, Parking-Plug-Ins, Patio |
| Parking Spaces | 2                                      |
| Parking        | 2 Outdoor Stalls, 220 Volt Wiring      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Forced Air-1, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | See Remarks  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 35         |
| Condo Fee      | \$688           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 25th, 2025 at 8:18am MDT