

## \$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

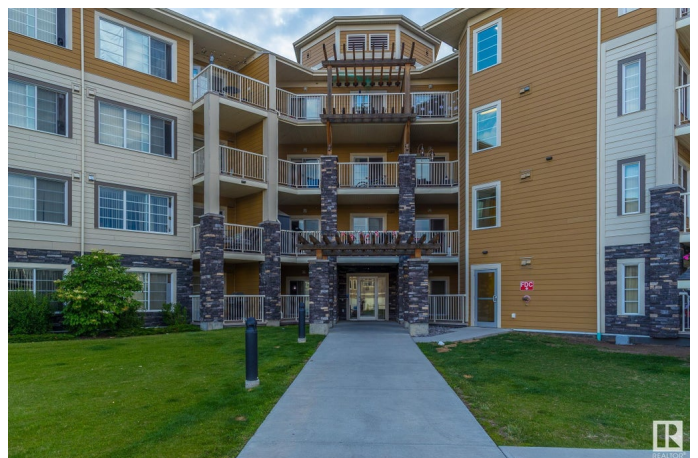
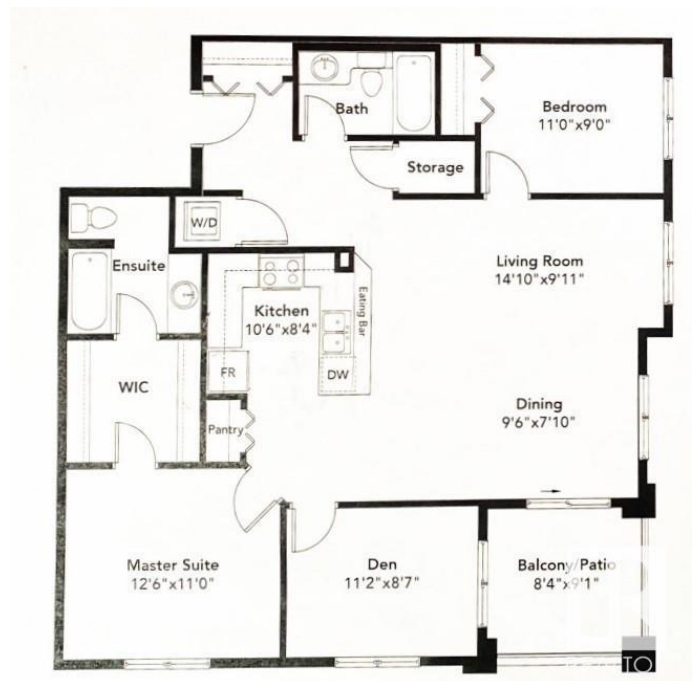
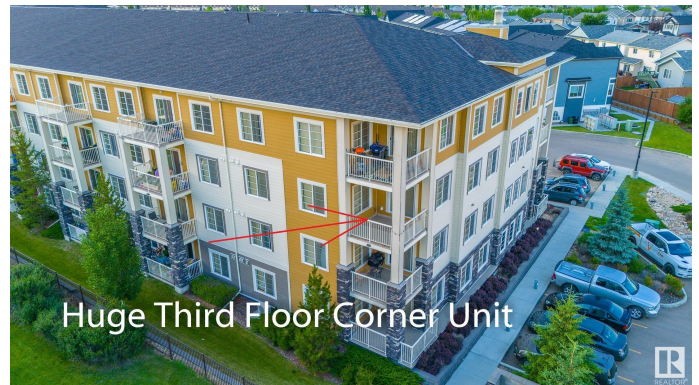
Clareview Town Centre, Edmonton, AB

**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 | 32             |
| Zoning         | Zone 35        |
| Condo Fee      | \$684          |

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Listing information last updated on August 4th, 2025 at 3:02am MDT