

# \$216,000 - 207 3670 139 Avenue, Edmonton

MLS® #E4446932

**\$216,000**

2 Bedroom, 2.00 Bathroom, 820 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Immaculate 2-Bedroom, 2-Bath Condo – Ideal for First-Time Buyers, Investors, or Those Looking to Downsize! Step into this beautifully maintained second-floor unit offering a perfect blend of comfort, functionality, and value. Bright and open, this home features two spacious bedrooms, including a primary with a private ensuite, plus the convenience of in-suite laundry. Enjoy morning coffee or evening relaxation on your large balcony with serene views of green space – your own peaceful escape. Added Value: Condo fees include electricity, giving you added savings and peace of mind. Additional highlights: ?? 1 parking stall ?? Public transit right outside the building ?? Steps from Clareview Rec Centre, Walmart, schools, medical clinics, shopping & more Lovingly cared for by owners who are rarely home, this home shows pride of ownership throughout. Whether you're buying your first home or looking to invest, this one checks all the boxes. Don't wait – opportunities like this don't last long

Built in 2016

## Essential Information

MLS® # E4446932

Price \$216,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	820
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	207 3670 139 Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3N5

### **Amenities**

Amenities	Ceiling 9 ft., Intercom, No Animal Home, No Smoking Home
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 10th, 2025  
Days on Market                6  
Zoning                              Zone 35  
Condo Fee                        \$560

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 July 16th, 2025 at 6:17pm MDT