

## \$220,000 - 206 3670 139 Avenue, Edmonton

MLS® #E4442001

**\$220,000**

2 Bedroom, 2.00 Bathroom, 829 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Beautifully maintained 2-bedroom, 2-bath condo on the second floor, perfect for first-time buyers, downsizers, or savvy investors! This bright and functional unit features an ensuite bath, in-suite laundry, and a spacious balcony overlooking peaceful green space, your own little retreat. Condo fees include electricity for added value and peace of mind. Enjoy the convenience of a heated underground parking stall and easy access to public transit right outside your door. Just steps to Clareview Rec Centre and Walmart, minutes to schools, medical facilities, and a variety of shops and services. Pride of ownership is evident. This unit has been meticulously cared for by dedicated sellers who are rarely home. Don't miss out on this incredible opportunity!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442001  |
| Price          | \$220,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 829       |
| Acres          | 0.00      |
| Year Built     | 2016      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 206 3670 139 Avenue   |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3N5               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Parking-Extra, Parking-Visitor, See Remarks, Storage Cage |
| Parking Spaces | 1   |
| Parking        | Heated, Underground                                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher - Energy Star, 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, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 14              |

|           |         |
|-----------|---------|
| Zoning    | Zone 35 |
| Condo Fee | \$560   |

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Listing information last updated on June 26th, 2025 at 9:47am MDT