

# \$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                28  
Zoning                              Zone 35  
Condo Fee                        \$560

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