



Exterior Front

**Edmonton**      **35**      **Clareview Town Centre**      **LP:**      **\$209,000**  
 #124 4312 139 AV NW NW      **SP:**      **M**

**ACTIVE**

**Type:** Lowrise Apartment      **Listing ID#:** E4053160  
**Style:** Single Level Apartment      **Bdrms Above:** 2  
**Year Built:** 2005      **Bdrms Total:** 2  
**Full Baths:** 2      **Basement:** None  
**Half Baths:** 0      **Bsmnt Dev:** No Basement  
**Tot A.G. SqFt:** 1,087.16      **Tot A.G. SqM:** 101.00

Truly one of kind! This 2-bedroom 2-bathroom plus den condo unit is perfect for you! Located in Clareview Town Centre, it is only a 3 minutes walk to the LRT station. Within 25 minutes on the LRT you could be at NAIT, MacEwan, University of Alberta, or anywhere in downtown! What's better than that? All amenities are within walking distance including the Clareview Recreation Centre, SuperStore, WalMart, Shoppers Drug Mart, and so much more! Ground floor above grade; dark modern laminate flooring. Huge master bedroom with a custom walk-in California Closet and a 3-piece ensuite. In-suite laundry. Kitchen includes granite counter tops, newer fixtures, and stainless steel appliances. Hunter Douglas window coverings. In-suite AC for summer or winter coziness. A gas fireplace with new built-in blower fan in your spacious living room. A gas line for your BBQ on your south facing patio! Also includes heated underground parking, with a car wash. Amenity building for residents only.

**Directions:**

**Virtual Tour:**

**Brochure:**

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	1	0	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	1	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	1						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	Y						<b>Lowr:</b>		
<b>Fireplace Type:</b>	Glass Door						<b>Fireplace Fuel:</b>	Gas	
<b>Parking:</b>	Heated, Parkade, Underground						<b>BIGd:</b>		
<b>Garage Dim:</b>				<b>Prk Encl/Ttl:</b>	/		<b>Total A.G.:</b>	101.00	1,087.16

<b>Living Room:</b>	A	<b>Master Bedroom:</b>	A
<b>Dining Room:</b>	A	<b>Bedroom 2:</b>	A
<b>Kitchen:</b>	A	<b>Bedroom 3:</b>	
<b>Family Room:</b>		<b>Bedroom 4:</b>	
<b>Den:</b>	A	<b>Laundry Room</b>	A
<b>Bonus Room:</b>			

**Flooring:** Laminate Flooring, Linoleum      **Foundation:** Concrete  
**Construction:** Wood Frame      **Heating Type:** Hot Water  
**Roof:** Asphalt Shingles      **Heat Fuel Desc:**  
**Exterior:** Stucco      **Features:** Air Conditioner, Car Wash, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Handicap Access, Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Sprinkler  
**Site Influences:** Public Swimming Pool, Public Transportation, Shopping Nearby, See Remarks      **Restrictions:** None Known  
**Goods Included:** Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

**Goods Excluded:**

**Warranty:**

**Elem School:** Sifton, McLeod, Belmont      **Jr. High School:** John D. Bracco, JJ Bowlen      **Sr High School:** M.E Lazerte School

<b>Condo Name:</b> Estates Of Clareview	<b>Condo Fee Incld:</b> Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Recreation Facility,
<b>Condo Fee:</b> 507.64	<b>HOA Fee:</b>
<b>Floor Location:</b> Ground	<b>Floor Number:</b> 1
<b>Balcony/Terrace:</b> Yes	<b>Unit Exposure:</b> S
	<b>HOA Fee Incl:</b>

**Total Lot M2:**      **Lot Shape:**      **Lot Dimen:**  
**Frontage:**      **Depth:**      **Zoning:**  
**Conform:**      **Conform Yr:**      **Front Expos:** South  
**Taxes:** 1,832.00 2016      **Local Improve:**