# \$219,900 - 776 Clareview Road, Edmonton

MLS® #E4438223

### \$219,900

3 Bedroom, 1.00 Bathroom, 1,175 sqft Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Welcome Home! This charming townhome is an ideal choice for first-time buyers or investors, nestled in a well-managed community just steps from the scenic river valley trails. Thoughtfully updated and meticulously maintained, the main floor features a spacious eat-in kitchen with generous cabinetry and counter space, flowing seamlessly into a dining area and cozy living room with direct access to the fully landscaped backyard. Upstairs, you'II find a large primary bedroom, two additional bedrooms, and a stylishly four-piece bathroom. The partially finished basement offers extra living space with a family room, laundry area, and ample storage. Enjoy the convenience of being within walking distance to restaurants, shopping, and public transit, with quick access to both Yellowhead Trail and the Anthony Henday. This move-in ready home is waiting for you!

Built in 1979

#### **Essential Information**

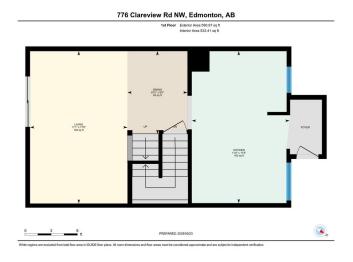
MLS® # E4438223 Price \$219,900

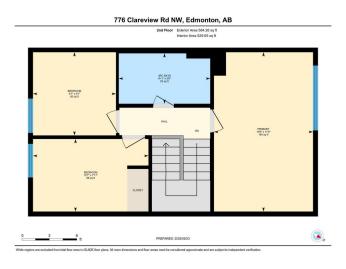
Bedrooms 3

Bathrooms 1.00

Full Baths 1







Square Footage 1,175
Acres 0.00
Year Built 1979

Type Condo / Townhouse

Sub-Type Townhouse
Style 2 Storey
Status Active

## **Community Information**

Address 776 Clareview Road

Area Edmonton
Subdivision Kernohan
City Edmonton
County ALBERTA

Province AB

Postal Code T5A 4J7

#### **Amenities**

Amenities Carbon Monoxide Detectors, No Animal Home, No Smoking Home,

Parking-Plug-Ins, Parking-Visitor, Patio

Parking Stall

#### Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl Foundation Concrete Perimeter

## **School Information**

Elementary Anne Fitzgerald Catholic E

## **Additional Information**

Date Listed May 23rd, 2025

Days on Market 13

Zoning Zone 35

Condo Fee \$355

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