

## \$449,600 - 47 Clareview Road, Edmonton

MLS® #E4441225

**\$449,600**

4 Bedroom, 2.00 Bathroom, 871 sqft

Single Family on 0.00 Acres

Kernohan, Edmonton, AB

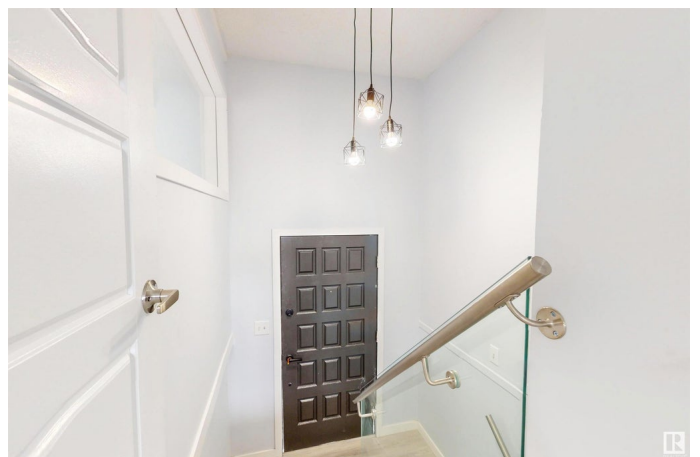
Welcome to a FULLY RENOVATED bi-level located in the heart of Kernohan. This inviting home offers the perfect blend of space, comfort, and functionality ideal for growing families or savvy investors. UPGRADES INCLUDE: NEW FLOORING AND PAINT THROUGHOUT, ALL NEW WINDOWS, NEW STAINLESS STEEL APPLIANCES, NEW FURNACE, NEW HOT WATER TANK and 2 NEW SETS OF LAUNDRY. Step inside a bright and airy main floor, where large windows flood the living space with natural light. The spacious living room flows seamlessly into an all new kitchen and dining area, making it perfect for everyday living and entertaining. youâ€™™ll find generously sized 2 bedrooms, including a cozy primary retreat, and a beautifully renovated full bathroom. The fully finished lower level features a 2 bedrooms, a second bathroom, and a new kitchen. The DOUBLE GARAGE is accessible from the rear lane. Located steps from parks, schools, river valley trails, this beautiful home is ready for YOU!

Built in 1977

### Essential Information

MLS® # E4441225

Price \$449,600



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 871                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 47 Clareview Road |
| Area        | Edmonton          |
| Subdivision | Kernohan          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5A 3X2           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Suite    | Yes                                                                                  |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

**Additional Information**

Date Listed                June 6th, 2025  
Days on Market        7  
Zoning                    Zone 35

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 June 13th, 2025 at 5:02pm MDT