

## \$314,000 - 53 415 Clareview Road, Edmonton

MLS® #E4438212

**\$314,000**

3 Bedroom, 1.50 Bathroom, 1,186 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

This original-owner Clareview townhouse has been lovingly maintained with fresh paint, updated lighting, and a layout that just works. With under 1200 sqft of living space, the main floor features a wide-open kitchen with plenty of storage, a large dining area, and a bright living room that's perfect for everyday living. Upstairs offers three spacious bedrooms including a generous primary with a full ensuite and walk-in closet. The entryway is clean and functional, with direct access to your double attached garage. Out front, enjoy your own little yard space – ideal for morning coffee or adding some personal curb appeal. Set in a well-managed complex with low condo fees and located just steps to Clareview Station, shopping, parks, and schools – this is easy living in a super convenient location.

Built in 2015

### Essential Information

MLS® #	E4438212
Price	\$314,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,186
Acres	0.00



Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	53 415 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0Z6

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	Zone 35
Condo Fee	\$258

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