

Courtesy Of Brice J Laidler Of Black Sheep Realty

\$309,000 - 52 415 Clareview Road, Edmonton

MLS® #E4424035

\$309,000

3 Bedroom, 2.50 Bathroom, 1,177 sqft
Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Enjoy a low-maintenance lifestyle in this beautifully designed 2-story townhouse, nestled in the mature and scenic community of Kernohan. Offering 1,177 sq ft of thoughtfully finished living space, this home provides the perfect mix of comfort and convenience, just steps from the ravine, river valley, and local parks. This energy-efficient property includes main-floor laundry, a double attached garage, and 2.5 bathrooms, along with a high-efficiency furnace and a tankless water heater. The well-planned layout features 3 spacious bedrooms and is packed with upgrades, including granite countertops, soft-close cabinetry, stainless steel appliances, and a high-capacity washer and dryer. Upstairs, the primary suite boasts a 3-piece ensuite and walk-in closet, accompanied by two additional bedrooms and a 4-piece bath. Enjoy hassle-free living with professionally maintained landscaping, snow and grass removal, and ample visitor parking. Conveniently located with quick access to the Henday and Green space!

Built in 2015

Essential Information

MLS® #	E4424035
Price	\$309,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,177
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	52 415 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0Z6

Amenities

Amenities	Insulation-Upgraded, Smart/Program. Thermostat
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
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, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 5th, 2025
Days on Market	9
Zoning	Zone 35
Condo Fee	\$246

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