

\$325,000 - 59 415 Clareview Road, Edmonton

MLS® #E4433745

\$325,000

3 Bedroom, 2.50 Bathroom, 1,223 sqft
Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

This one-of-a-kind townhouse in the heart of Kernohan has been lovingly maintained by its original owner and is filled with standout upgrades. Offering three bedrooms and two and a half baths the bright open-concept layout includes an upgraded kitchen with a peninsula island, espresso cabinetry and a cozy dining space perfect for everyday living. The primary bedroom upstairs features a private ensuite and ample storage. A renovated mudroom entry (2019) adds space and function rarely found in similar homes. Enjoy low-maintenance outdoor living with the only unit in the complex featuring artificial turf (2020) and a west-facing front patio for evening sun. Added features include top-down bottom-up blinds, on-demand hot water, a built-in humidifier, a Nest doorbell camera (2023) and a smart garage opener (2024). With a double attached garage and thoughtful upgrades throughout this home delivers comfort and convenience in a peaceful well-connected community.

Built in 2015

Essential Information

MLS® #	E4433745
Price	\$325,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,223
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	59 415 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0Z6

Amenities

Amenities	Closet Organizers, Hot Water Instant
Parking Spaces	2
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Belmont School
Middle	John D. Bracco School
High	Eastglen School

Additional Information

Date Listed	May 1st, 2025
Days on Market	5
Zoning	Zone 35
Condo Fee	\$258

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 May 6th, 2025 at 6:02pm MDT