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

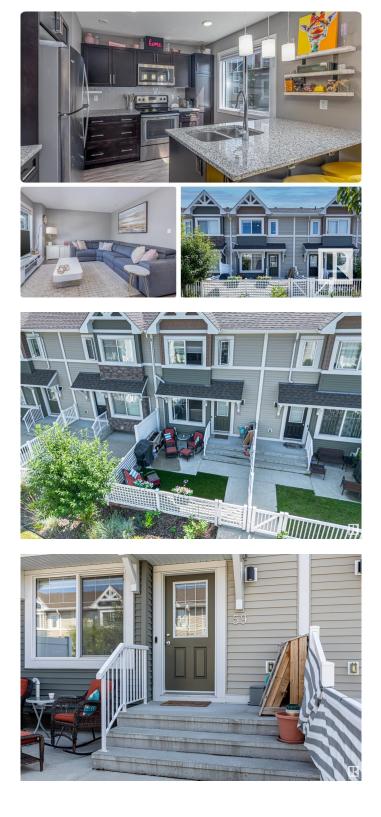
MLS® #E4433745

\$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 |
| Туре | 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

| May 1st, 2025 |
|---------------|
| 5 |
| Zone 35 |
| \$258 |
| |

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Listing information last updated on May 6th, 2025 at 6:02pm MDT