

## \$225,000 - 472 Clareview Road, Edmonton

MLS® #E4449632

**\$225,000**

3 Bedroom, 1.50 Bathroom, 1,059 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Beautiful 3-bedroom townhome in the desirable Kernohan neighbourhood is fully finished on all three levels. The bright and welcoming living room features a cozy wood-burning fireplace with tile surround and mantel, laminate and ceramic tile flooring, and crown moldings throughout. The kitchen with stainless steel appliances, ceramic tile, a double sink, and modern light fixtures. A convenient main floor half bath with granite countertop completes this level. Upstairs, the spacious primary bedroom offers laminate flooring, a walk-in closet, and a ceiling fan, accompanied by two additional bedrooms and a 4-piece bathroom. The finished basement includes a generous recreation room, laundry area, and a large storage room with built-in shelving. Additional features include two parking stalls right in front of the unit, front and back fenced yards, and access to a dedicated kidsâ€™™ play area within the complex. Ideally located just steps from a large park and schools!

Built in 1978

### Essential Information

MLS® # E4449632

Price \$225,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,059
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	472 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4G6

### Amenities

Amenities	Front Porch, No Animal Home, No Smoking Home, See Remarks
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 25th, 2025  
Days on Market                2  
Zoning                              Zone 35  
Condo Fee                        \$341

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