

Courtesy Of Kurt Tovillo Of MaxWell Polaris

\$330,000 - 8 415 Clareview Road, Edmonton

MLS® #E4429072

\$330,000

3 Bedroom, 2.50 Bathroom, 1,386 sqft
Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Welcome to this bright and modern END-UNIT townhome, built in 2015, offering the perfect blend of PRIVACY AND CONVENIENCE. Enjoy breathtaking views of KERNOHAN PARK right from your doorstep, with plenty of natural light streaming in. Located in a prime area, youâ€™re just a 15-MINUTE WALK from Belmont Town Centre, grocery stores, a gas station, the River Valley, Hermitage Park, and Kennedale Ravine. Families will love the 5-MINUTE WALK to Anne Fitzgerald Catholic School and the 5-minute drive to St. Elizabeth Seton Catholic School. Step inside to discover a spacious, open-concept main floor featuring durable LAMINATE flooring, a modern kitchen with QUARTZ countertops, and MAIN-LEVEL LAUNDRY for added convenience. The primary bedroom offers a private ENSUITE BATH and a WALK-IN CLOSET. Additional highlights include a DOUBLE ATTACHED GARAGE, a welcoming FRONT PATIO, FRESH PAINT, LOW CONDO FEE of \$258.24/MO and ample visitor parking with five spots right behind the unit. Donâ€™t miss this incredible opportunity!

Built in 2015

Essential Information

| | |
|--------|-----------|
| MLS® # | E4429072 |
| Price | \$330,000 |



| | |
|----------------|-------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,386 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 8 415 Clareview Road |
| Area | Edmonton |
| Subdivision | Kernohan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 0Z6 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Hot Water Tankless, Parking-Visitor, HRV System |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| 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 | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Flat Site, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Partially Fenced |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 1 |
| 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 April 5th, 2025 at 8:47pm MDT