# \$200,000 - 715 Clareview Road, Edmonton

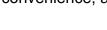
MLS® #E4436001

#### \$200,000

3 Bedroom, 1.00 Bathroom, 939 sqft Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Tucked into the heart of family-friendly Kernohan and backing onto a sprawling green space, this beautifully located 2-storey townhouse offers a rare blend of privacy, value, and lifestyle. Imagine morning walks to Anne Fitzgerald Elementary just steps away, or evenings in your fenced backyard with panoramic park viewsâ€"perfect for kids, pets, and summer BBQs. Ideal for young families, active households, and dog lovers, this home is just a 5-minute walk to restaurants, grocery stores, a gas station, banks, and essentials. Inside, you'll find a bright, open-concept kitchen with ample cupboard and counter space, and a spacious living room that feels connected to nature through your large back window. Upstairs features three generously sized bedrooms and a full 4-piece bathroom. The unfinished basement offers endless potentialâ€"create the dream rec room, office, gym, or playroom you've always wanted. With parking right outside your door, this affordable home delivers comfort, convenience, and charm.



Built in 1977

### **Essential Information**

MLS® # E4436001 Price \$200,000







Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 939

Acres 0.00

Year Built 1977

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

## **Community Information**

Address 715 Clareview Road

Area Edmonton
Subdivision Kernohan
City Edmonton
County ALBERTA

Province AB

Postal Code T5A 3S6

#### **Amenities**

Amenities Parking-Plug-Ins, See Remarks

Parking Stall

#### Interior

Appliances Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Backs Onto Park/Trees, Fenced, Picnic Area, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 12th, 2025

Days on Market 25

Zoning Zone 35

Condo Fee \$225

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