

Courtesy Of Devin B Gray and James J Knull Of Exp Realty

## \$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 views—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 potential—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	17
Zoning	Zone 35
Condo Fee	\$225

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