

\$315,500 - 33 415 Clareview Road, Edmonton

MLS® #E4422724

\$315,500

3 Bedroom, 2.50 Bathroom, 1,207 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Welcome to the peaceful community of Kernohan! This stunning townhome, filled with natural light Plus bonus of having your backyard open directly into a beautiful park perfect for relaxation and outdoor activity. Its offers 3 bedrooms, 2.5 baths, and an attached double garage! The main floor boasts a spacious living room, a modern kitchen with rich dark cabinetry, granite countertops, and a bright dining area. Convenient main-level laundry and a 2-piece powder room add to the functionality. Upstairs, you'll find a generous primary bedroom with a walk-in closet and a 3-piece ensuite, along with two additional well-sized bedrooms and a 4-piece bath. The lower level provides ample storage space and houses a utility room with a tankless water heater and a high-efficiency furnace. With a low condo fee and a prime location near schools, public transit, shopping, restaurants, and recreation centers, this home also offers quick access to Yellowhead and Anthony Henday highways.

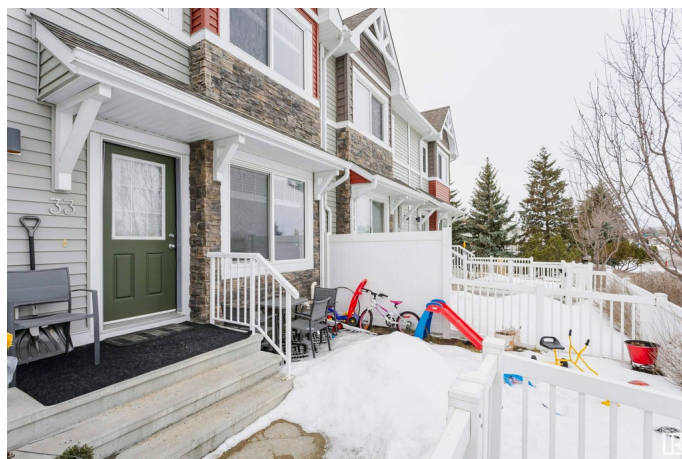
Built in 2015

Essential Information

MLS® # E4422724

Price \$315,500

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,207
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	33 415 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0Z6

Amenities

Amenities	Parking-Visitor
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	Partial, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed February 24th, 2025
Days on Market 54
Zoning Zone 35
Condo Fee \$258

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