

## \$179,900 - 715 Clareview Road, Edmonton

MLS® #E4450598

**\$179,900**

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 in a large green space just outside your fenced and private backyard—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 one assigned parking stall right outside your door, this affordable home delivers comfort, convenience, and charm. Some photos virtually staged.

Built in 1977

### Essential Information

MLS® # E4450598

Price \$179,900



|                |                   |
|----------------|-------------------|
| 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    | July 30th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 35         |
| Condo Fee      | \$225           |

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 August 21st, 2025 at 12:32pm MDT