

## **\$344,900 - 40 14208 36 Street, Edmonton**

MLS® #E4462658

**\$344,900**

4 Bedroom, 2.50 Bathroom, 1,356 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome home! This 4 bedroom 2.5 bathroom unit will surely impress. The bright and open layout features a massive living room and plenty of windows for natural light. The sliding patio doors lead to the DECK and FULLY FENCED YARD. The beautiful kitchen has brand new chefs block counter top. The main floor includes a spacious entry and a half bath. Upstairs, you'll find a main bathroom, and three large bedrooms including the massive primary suite with WALK-IN-CLOSET, and 4 pc. ENSUITE with dual vanities. The exterior is full of charm and character. Consisting of a welcoming front porch, stone accents, and a single attached garage with high ceilings. For guests, VISITOR PARKING is just right out front. This complex has extremely LOW CONDO FEES. Located in the heart of Northeast Edmonton. Close to shopping, public transportation, schools and the Clareview Rec Center.

Built in 2006

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4462658  |
| Price      | \$344,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,356             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 40 14208 36 Street    |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0E4               |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                                                |
| Parking        | Single Garage Attached                                                                           |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Stories           | 2                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Partially Finished                                                                                                                                      |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 17th, 2025  
Days on Market                7  
Zoning                              Zone 35  
HOA Fees                         330  
HOA Fees Freq.                Annually  
Condo Fee                        \$166

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