

\$314,000 - 53 415 Clareview Road, Edmonton

MLS® #E4438212

\$314,000

3 Bedroom, 1.50 Bathroom, 1,186 sqft
Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

This original-owner Clareview townhouse has been lovingly maintained with fresh paint, updated lighting, and a layout that just works. With under 1200 sqft of living space, the main floor features a wide-open kitchen with plenty of storage, a large dining area, and a bright living room thatâ€™s perfect for everyday living. Upstairs offers three spacious bedrooms including a generous primary with a full ensuite and walk-in closet. The entryway is clean and functional, with direct access to your double attached garage. Out front, enjoy your own little yard space â€“ ideal for morning coffee or adding some personal curb appeal. Set in a well-managed complex with low condo fees and located just steps to Clareview Station, shopping, parks, and schools â€“ this is easy living in a super convenient location.

Built in 2015

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4438212 |
| Price | \$314,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,186 |
| Acres | 0.00 |



| | |
|------------|-------------------|
| Year Built | 2015 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 53 415 Clareview Road |
| Area | Edmonton |
| Subdivision | Kernohan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 0Z6 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------------------------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 23rd, 2025 |
| Days on Market | 2 |
| Zoning | Zone 35 |
| Condo Fee | \$258 |

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Listing information last updated on May 25th, 2025 at 4:02am MDT