

# \$325,000 - 59 415 Clareview Road, Edmonton

MLS® #E4433745

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,223 sqft  
Condo / Townhouse on 0.00 Acres

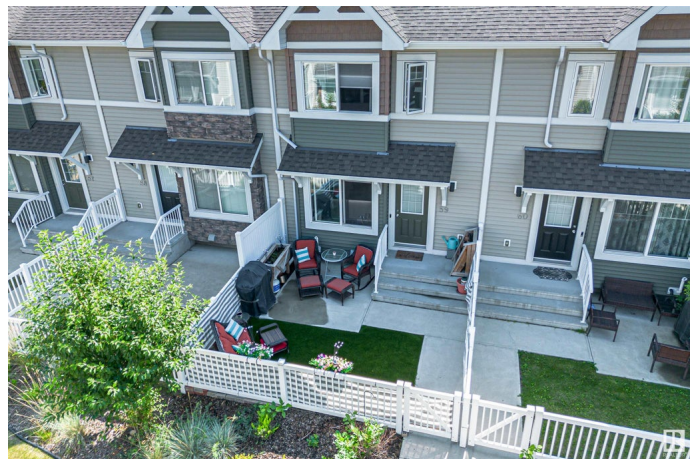
Kernohan, Edmonton, AB

This one-of-a-kind townhouse in the heart of Kernohan has been lovingly maintained by its original owner and is filled with standout upgrades. Offering three bedrooms and two and a half baths the bright open-concept layout includes an upgraded kitchen with a peninsula island, espresso cabinetry and a cozy dining space perfect for everyday living. The primary bedroom upstairs features a private ensuite and ample storage. A renovated mudroom entry (2019) adds space and function rarely found in similar homes. Enjoy low-maintenance outdoor living with the only unit in the complex featuring artificial turf (2020) and a west-facing front patio for evening sun. Added features include top-down bottom-up blinds, on-demand hot water, a built-in humidifier, a Nest doorbell camera (2023) and a smart garage opener (2024). With a double attached garage and thoughtful upgrades throughout this home delivers comfort and convenience in a peaceful well-connected community.

Built in 2015

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4433745  |
| Price    | \$325,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,223             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 59 415 Clareview Road |
| Area        | Edmonton              |
| Subdivision | Kernohan              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0Z6               |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Closet Organizers, Hot Water Instant |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Attached, Insulated    |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Partial, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                       |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Belmont School        |
| Middle     | John D. Bracco School |
| High       | Eastglen School       |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 22            |
| Zoning         | Zone 35       |
| Condo Fee      | \$258         |

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Listing information last updated on May 23rd, 2025 at 1:32pm MDT