

Courtesy Of Randi Lindroth Of Real Broker

\$219,900 - 776 Clareview Road, Edmonton

MLS® #E4438223

\$219,900

3 Bedroom, 1.00 Bathroom, 1,175 sqft
Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Welcome Home! This charming townhome is an ideal choice for first-time buyers or investors, nestled in a well-managed community just steps from the scenic river valley trails. Thoughtfully updated and meticulously maintained, the main floor features a spacious eat-in kitchen with generous cabinetry and counter space, flowing seamlessly into a dining area and cozy living room with direct access to the fully landscaped backyard. Upstairs, you'll find a large primary bedroom, two additional bedrooms, and a stylishly four-piece bathroom. The partially finished basement offers extra living space with a family room, laundry area, and ample storage. Enjoy the convenience of being within walking distance to restaurants, shopping, and public transit, with quick access to both Yellowhead Trail and the Anthony Henday. This move-in ready home is waiting for you!

Built in 1979

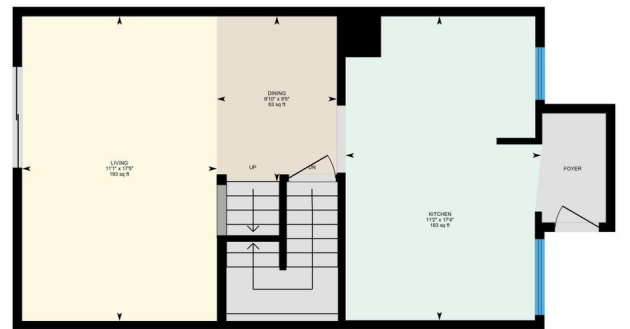
Essential Information

MLS® #	E4438223
Price	\$219,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1



776 Clareview Rd NW, Edmonton, AB

1st Floor Exterior Area 290.37 sq ft
Interior Area 533.41 sq ft



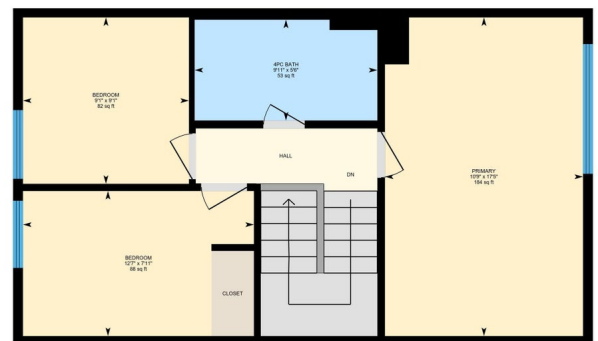
0 3 6 ft

PREPARED: 2025/05/23

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

776 Clareview Rd NW, Edmonton, AB

2nd Floor Exterior Area 584.26 sq ft
Interior Area 529.65 sq ft



0 3 6 ft

PREPARED: 2025/05/23

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Square Footage	1,175
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	776 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4J7

Amenities

Amenities	Carbon Monoxide Detectors, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Anne Fitzgerald Catholic E
------------	----------------------------

Additional Information

Date Listed May 23rd, 2025

Days on Market 8

Zoning Zone 35

Condo Fee \$355

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 May 31st, 2025 at 3:47am MDT