

\$315,500 - 33 415 Clareview Road, Edmonton

MLS® #E4422724

\$315,500

3 Bedroom, 2.50 Bathroom, 1,207 sqft
Condo / Townhouse on 0.00 Acres

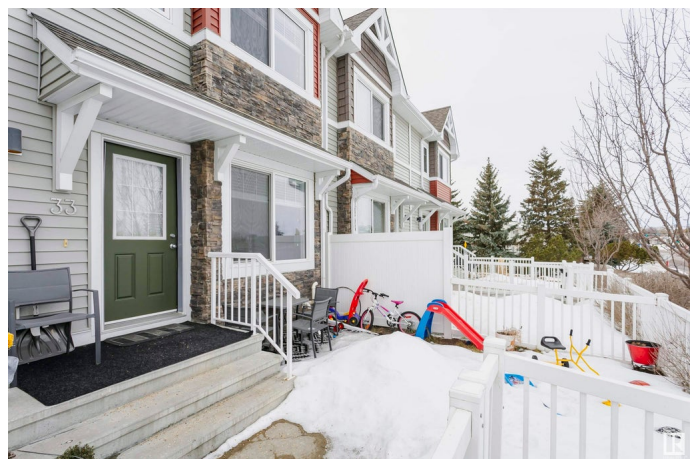
Kernohan, Edmonton, AB

Welcome to the peaceful community of Kernohan! This stunning townhome, filled with natural light Plus bonus of having your backyard open directly into a beautiful park perfect for relaxation and outdoor activity. Its offers 3 bedrooms, 2.5 baths, and an attached double garage! The main floor boasts a spacious living room, a modern kitchen with rich dark cabinetry, granite countertops, and a bright dining area. Convenient main-level laundry and a 2-piece powder room add to the functionality. Upstairs, you'll find a generous primary bedroom with a walk-in closet and a 3-piece ensuite, along with two additional well-sized bedrooms and a 4-piece bath. The lower level provides ample storage space and houses a utility room with a tankless water heater and a high-efficiency furnace. With a low condo fee and a prime location near schools, public transit, shopping, restaurants, and recreation centers, this home also offers quick access to Yellowhead and Anthony Henday highways.

Built in 2015

Essential Information

| | |
|----------|-----------|
| MLS® # | E4422724 |
| Price | \$315,500 |
| Bedrooms | 3 |



| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,207 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 33 415 Clareview Road |
| Area | Edmonton |
| Subdivision | Kernohan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 0Z6 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Parking-Visitor |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| 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 | 3 |
| Has Basement | Yes |
| Basement | Partial, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed February 24th, 2025
Days on Market 62
Zoning Zone 35
Condo Fee \$258

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