# \$225,000 - 732 Clareview Road, Edmonton

MLS® #E4429367

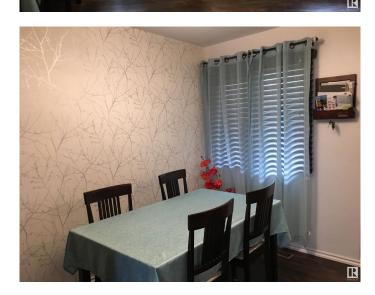
#### \$225,000

3 Bedroom, 2.00 Bathroom, 1,130 sqft Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Great investment property or make it your long-term home! This 2-storey townhouse is situated in the established and family friendly Kernohan neighbourhood. "Gryphon's Walk" is a well maintained and very quiet townhouse complex. It is conveniently located with easy access to large shopping stores, restaurants, public transportation and other amenities. The interior layout has an open concept kitchen and dining area. The front yard has a flower bed, with 1 parking stall in front of the unit. The backyard is fully fenced with small shed, complete with ground level deck. Great, private space to plant your vegetable garden or some fruit trees! This unit has a lot of potential and is situated in a great neighbourhood for young families, first time home buyers and retired people. It is within walking distance to major shopping, roads, parks and schools.





Built in 1979

#### **Essential Information**

MLS® #	E4429367
Price	\$225,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,130

Acres	0.00
Year Built	1979
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

## **Community Information**

Address	732 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4J7

## Amenities

Amenities	Off Street Parking,	, Deck, Hot Wa	ter Natural	l Gas, No Smo	king Home,
	Parking-Plug-Ins, I	Parking-Visitor,	Vinyl Wir	ndows, Natural	Gas BBQ
	Hookup				

Parking Stall, See Remarks

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public
	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## **School Information**

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

#### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	12
Zoning	Zone 35
Condo Fee	\$238

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 April 17th, 2025 at 9:17am MDT