

## \$204,900 - 420 Clareview Road, Edmonton

MLS® #E4457756

**\$204,900**

3 Bedroom, 1.50 Bathroom, 1,087 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Welcome to this well-maintained 3 bedrm, 2 BATH townhome in desirable Canon Ridge. This PET FRIENDLY COMPLEX is perfect for first-time buyers or downsizers. The bright living room features large windows, laminate flooring, and a cozy WOOD BURNING FIREPLACE The Kitchen has plenty of storage space and a dining area. Upstairs you'll find a spacious primary bedroom, two more bedrooms, and a 4-piece bath. The FULLY FINISHED BASEMENT includes a large rec room, space for a home office, and laundry. Enjoy TWO fully fenced yards. The south facing backyard features NEW LANDSCAPING with STONE PATIO (2024). Ideal for pets or outdoor living, and TWO PARKING STALLS right outside your door. Located in a well-managed complex with a kidsâ€™™ play area, steps to parks, schools, and trails. UPGRADES: New HWT (2023), Washer/Dryer (Summer 2024), Furnace approx 3/4yrs old & was serviced in Nov 2024

Built in 1978

### Essential Information

MLS® #	E4457756
Price	\$204,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,087
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	420 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4G6

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Parking-Visitor, See Remarks
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Belmont/A Fitzgerald
Middle	John D Bracco/St E Seton
High	Eastglen/Austin O Brien

### Additional Information

Date Listed	September 14th, 2025
Days on Market	1
Zoning	Zone 35
Condo Fee	\$341

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