

# \$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

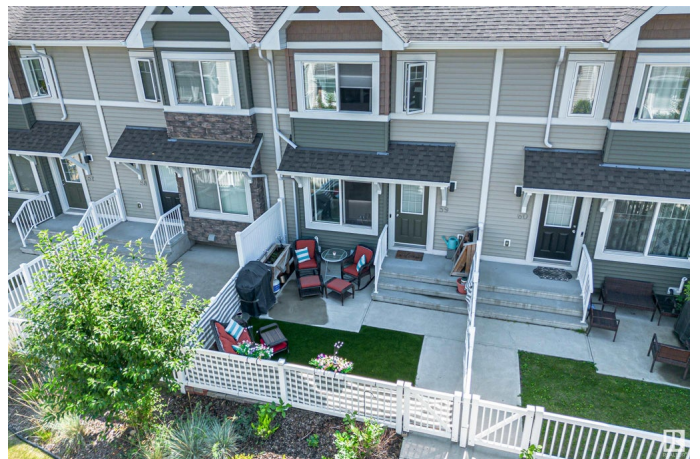
Kernohan, Edmonton, AB

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	1
Zoning	Zone 35
Condo Fee	\$258

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