

## \$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              |
| Type       | 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 Water Natural Gas, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Stall, See Remarks                                                                                                                         |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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 | 14              |
| Zoning         | Zone 35         |
| Condo Fee      | \$238           |

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Listing information last updated on April 19th, 2025 at 12:47am MDT