

## \$207,500 - 348 Clareview Road, Edmonton

MLS® #E4451629

### \$207,500

3 Bedroom, 1.50 Bathroom, 1,105 sqft  
Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Terrific Townhouse in Canon Ridge! This bright, updated 3 bed, 1.5 bath home is move-in ready and beautifully maintained. Enjoy a cozy wood-burning fireplace in the spacious living room, or step into your sunny south-facing yard backing onto a peaceful greenbelt and single-family homes – perfect for outdoor relaxation. Quietly tucked on the south side of the complex, this unit features vinyl plank flooring, freshly cleaned carpet, updated light fixtures, modern interior doors, updated bathrooms, and newer kitchen cabinets & countertops. Bonus: 2 parking stalls right at your front door! Low condo fees of just \$340.87/month make this an ideal choice for first-time buyers or investors. This one is a must-see!

Built in 1978

### Essential Information

MLS® #	E4451629
Price	\$207,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,105
Acres	0.00



Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	348 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4G6

### **Amenities**

Amenities	No Animal Home, Parking-Plug-Ins, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls, No Garage

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Anne Fitzgerald/Belmont
Middle	J Bracco/St. Elizabeth
High	Cardinal Collins/Eastglen

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	9
Zoning	Zone 35
Condo Fee	\$341

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Listing information last updated on August 16th, 2025 at 6:47pm MDT