

## \$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. Listed in "As Is" condition as the owners have relocated out of province.

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 2

Zoning Zone 35

Condo Fee \$238

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Listing information last updated on April 7th, 2025 at 5:17pm MDT