

Courtesy Of Kurt Tovillo Of MaxWell Polaris

## \$330,000 - 8 415 Clareview Road, Edmonton

MLS® #E4429072

**\$330,000**

3 Bedroom, 2.50 Bathroom, 1,386 sqft  
Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Welcome to this bright and modern END-UNIT townhome, built in 2015, offering the perfect blend of PRIVACY AND CONVENIENCE. Enjoy breathtaking views of KERNOHAN PARK right from your doorstep, with plenty of natural light streaming in. Located in a prime area, youâ€™re just a 15-MINUTE WALK from Belmont Town Centre, grocery stores, a gas station, the River Valley, Hermitage Park, and Kennedale Ravine. Families will love the 5-MINUTE WALK to Anne Fitzgerald Catholic School and the 5-minute drive to St. Elizabeth Seton Catholic School. Step inside to discover a spacious, open-concept main floor featuring durable LAMINATE flooring, a modern kitchen with QUARTZ countertops, and MAIN-LEVEL LAUNDRY for added convenience. The primary bedroom offers a private ENSUITE BATH and a WALK-IN CLOSET. Additional highlights include a DOUBLE ATTACHED GARAGE, a welcoming FRONT PATIO, FRESH PAINT, LOW CONDO FEE of \$258.24/MO and ample visitor parking with five spots right behind the unit. Donâ€™t miss this incredible opportunity!

Built in 2015

### Essential Information

MLS® #	E4429072
Price	\$330,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	8 415 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0Z6

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Hot Water Tankless, Parking-Visitor, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	1
Zoning	Zone 35
Condo Fee	\$258

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Listing information last updated on April 5th, 2025 at 12:17am MDT