

## \$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 | 18               |
| Zoning         | Zone 35          |
| Condo Fee      | \$341            |

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Listing information last updated on August 25th, 2025 at 1:47pm MDT