

## \$330,000 - 21 415 Clareview Road, Edmonton

MLS® #E4449595

**\$330,000**

3 Bedroom, 2.50 Bathroom, 1,163 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

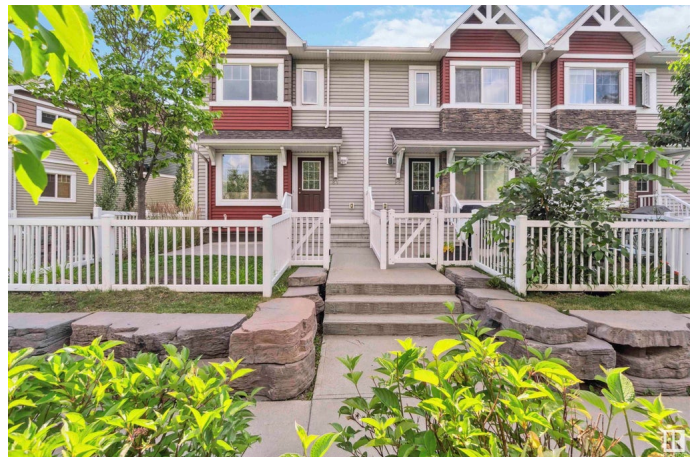
Nestled in the quiet, family-friendly Kernohan community, an immaculate end unit 2-storey townhouse backs onto tranquil greenspace & a scenic ravine. Built in 2015 & just painted throughout, your home reflects true pride of ownership w/ modern finishes & thoughtful upgrades. Offering over 1,150 sq ft of comfortably laid-out living space, features include energy-efficient triple-pane windows, hot water on demand, main floor laundry, & spacious, sun-filled bedrooms. A bright kitchen offers ample cabinetry, while distinct living & dining areas provide the perfect flow for daily living or entertaining. The double attached garage leads directly into the basement, offering added storage & convenient access. Step out to a private yard backing greenspace & ravine—an ideal spot to enjoy your morning coffee or unwind at the end of the day. Located in an incredible location near schools, shopping, river valley trails, & transit. Perfect for young professionals, families, or downsizers—this showpiece won't last long!

Built in 2015

### Essential Information

MLS® # E4449595

Price \$330,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,163             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 21 415 Clareview Road |
| Area        | Edmonton              |
| Subdivision | Kernohan              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0Z6               |

### Amenities

|           |                                                                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| 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, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Stories           | 3                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Paved Lane, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 35         |
| Condo Fee      | \$260           |

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Listing information last updated on August 2nd, 2025 at 8:02am MDT