

Courtesy Of Manny Fuller Of Real Broker

## \$254,900 - 12g Clareview Village, Edmonton

MLS® #E4461835

**\$254,900**

3 Bedroom, 1.50 Bathroom, 923 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Fully Renovated Belmont Townhome-Move-In Ready! This beautifully updated 3-bedroom, 1.5-bathroom home blends modern design with everyday functionality. The sleek, contemporary kitchen features stainless steel appliances, ample cabinetry, and generous counter space-perfect for cooking and entertaining. Durable vinyl plank flooring extends throughout the main level, complementing the open layout and stylish finishes. Upstairs, you'll find three spacious bedrooms and a beautifully refreshed 4-piece bathroom. The fully finished basement adds even more living space with a large family room, laundry area, and plenty of storage. Enjoy added perks like visitor parking, low condo fees, and an unbeatable location close to parks, schools, Anthony Henday Drive, and Yellowhead Trail-offering both comfort and convenience.

Built in 1976

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461835  |
| Price      | \$254,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 923               |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12g Clareview Village |
| Area        | Edmonton              |
| Subdivision | Belmont               |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 3P2               |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | On Street Parking, No Smoking Home, Parking-Visitor, Storage-In-Suite |
| Parking   | Stall                                                                 |

### 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, Stucco, Vinyl                                                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Stucco, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                                      |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Belmont Public School |
|------------|-----------------------|

|        |                       |
|--------|-----------------------|
| Middle | John D. Bracco School |
| High   | M.E. LaZerte School   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 19                 |
| Zoning         | Zone 35            |
| Condo Fee      | \$328              |

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Listing information last updated on October 30th, 2025 at 7:02pm MDT