

## **\$295,000 - 31 14208 36 Street, Edmonton**

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MLS® #E4426392

### **\$295,000**

3 Bedroom, 1.50 Bathroom, 1,377 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Fantastic opportunity for investors or first-time homebuyers! This 2-storey half-duplex bare land condominium offers excellent potential for those looking to add value. Located in the desirable Clareview Town Centre, this home is within close proximity to Clareview Recreation Centre, public transportation, schools, shopping, and other essential amenities. The main floor features a functional layout with a bright living space, a kitchen with ample cabinetry, and a dining area with access to the spacious, fenced backyardâ€”perfect for outdoor enjoyment. Upstairs, youâ€™ll find well-sized bedrooms and a full bathroom. The single attached garage provides convenience and additional storage. This property requires some TLC but presents a great opportunity for those willing to put in the work. Whether you're looking for a renovation project, a rental investment, or an affordable home to make your own, this property has great potential.



Built in 2006

### **Essential Information**

MLS® #	E4426392
Price	\$295,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1

Half Baths	1
Square Footage	1,377
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	31 14208 36 Street
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0E4

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Attached

### **Interior**

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	20

Zoning	Zone 35
RE / Bank Owned	Yes
HOA Fees	333.9
HOA Fees Freq.	Annually
Condo Fee	\$166

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