

## \$339,900 - 90 14208 36 Street, Edmonton

MLS® #E4432629

**\$339,900**

3 Bedroom, 2.50 Bathroom, 1,348 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Incredible value in this beautiful 3-bedroom, 3-bathroom 2-storey duplex—perfect for first-time home buyers! The main floor offers a welcoming open layout with separate living, dining, and kitchen areas for added functionality. The spacious kitchen features an island and patio doors that lead to a quiet, private backyard—ideal for family BBQs and outdoor fun. The bright living room is filled with natural light from large windows and includes a cozy gas fireplace for relaxing evenings. Upstairs, you’ll find three generously sized bedrooms and a 4-piece bathroom. The primary bedroom boasts a walk-in closet and a private 3-piece ensuite. Additional highlights include a single attached garage plus room to park two more vehicles on the driveway. Conveniently located just minutes from schools, shopping, parks, and public transit—this home offers comfort, style, and functionality at an excellent price!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432629  |
| Price      | \$339,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,348             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 90 14208 36 Street    |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0E4               |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached          |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                       |
| Fireplace         | Yes                                                                             |
| Fireplaces        | Glass Door                                                                      |
| Stories           | 2                                                                               |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Unfinished                                                                |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Stone, Vinyl                                                  |
| Foundation        | Concrete Perimeter                                                  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 35          |
| Condo Fee      | \$164            |

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Listing information last updated on April 30th, 2025 at 11:17am MDT