



Edmonton **35** **Clareview Town Centre** **LP: \$209,900**
 #107 3670 139 AV NW T5Y 3N5 **SP:** 

Listing ID: E4485504 **ACTIVE**
Type: Lowrise Apartment **Sold Date:**
Style: Single Level Apartment **Bdrms Above:** 2
Year Built: 2016 **Bdrms Total:** 2
Full Baths: 2 **Basement:** None
Half Baths: 0 **Bsmnt Dev:** No Basement
Tot A.G. SqFt: 819.36 **Tot A.G.SqM:** 76.12

Welcome to this exceptionally clean and well-maintained 2-bedroom condo in desirable Clareview Town Centre! Featuring a spacious primary bedroom with a walk-through closet and private 4-piece ensuite, plus a second bedroom and an additional 4-piece bathroom. Enjoy the convenience of in-suite laundry, a beautiful kitchen with granite countertops and stainless steel appliances. With plenty of counter space and sit up bar there is plenty of room for entertaining guests. The bright living area has laminate flooring and accesses the patio. The bedrooms offer cozy carpeting, and all window coverings are included. Step outside to your private patio backing onto peaceful green space—perfect for relaxing. Complete with one titled parking stall, this home offers comfort, style, and convenience in a fantastic location, steps to Clareview Park, LRT, Rec Centre, shopping & more. Condo fees cover ALL utilities, including electricity!

Directions:

Virtual Tour:

Brochure:

Half Baths: 0	# Ensuites: 1	Level	SqM	SqFt
Full Baths: 2		Main:		
Total Baths: 2.0		Uppr:		
Finish Levels: 1		AbGd:		
Fireplace:	FP Type:	Lowr:		
Parking: Stall		BIGd:		
Garage Dim:	Prk Encl/Ttl: / 1	Total A.G.:	76.12	819.36

Living Room: 3.65x3.03 M	Primary Bedrm: 3.96x3.05 M
Dining Room:	Bedroom 2: 2.5x3.63 M
Kitchen: 3.25x2.85 M	Bedroom 3:
Family Room:	Bedroom 4:
Den:	Laundry Room 1.92x1.74 M
Bonus Room:	

Flooring: Carpet, Linoleum, Vinyl Plank	Foundation:
Construction: Wood Frame	Heating Type: Baseboard, Hot Water
Roof:	Heat Source: Natural Gas
Exterior: Stone, Vinyl	Features: Detectors Smoke, No Animal Home, Parking-Plug-Ins, Parking-Visitor, Party Room, Vinyl Windows
Site Influences: Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby	

Goods Included: Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings **Restrictions:** None Known

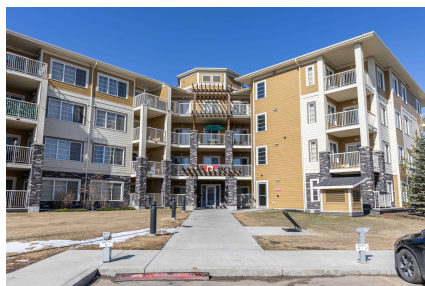
Goods Excluded:

Warranty:

Elem Schl: **Jr. High Schl:** **Sr High Schl:**

Condo Name: The Savida	Condo Fee Incl: Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Water/Sewer
Condo Fee: \$584.55	Elevator Y/N: Yes
Floor Location: Ground	Titled Storage Y/N: No
Balcony/Terrace: Yes	Floor Number: 107
HOA Fee:	Unit Exposure: SW
HOA Fee Incl:	

Total Lot M2: 83.47	Lot Shape:	Lot Dim:
Frontage:	Depth:	Zoning:
Conform:	Conform Yr:	Front Expos: Southeast
Taxes: \$2,058.2 2025	Local Improve:	



Area/City	Edmonton	List Date	5/1/2026	E4485504	
Community	Clareview Town Centre	Pending Until			
Postal Code	T5Y 3N5	Time Clse/Hrs	/		
Zone	35	Conform Report	/	LI \$	
Building Type	Lowrise Apartment	Tax Amt/Yr	\$2,058.22 / 2025	LI Yr	
Yr Built/Eff Yr	2016 /	Restrictions		Zero Lot Line	No
Style	Single Level Apartment	None Known			
Plan/Blk/Lot	1623184 / /				
Unit/UF	7 /	Baths/Ensuites	2.0 / 1	Add'l Rms	0
Linc #	0037298255	Beds/Beds Ab.	2 / 2		
Title to Land	Fee Simple	Zoning		Prop. Condition	

[Schedule a Showing](#)

Must confirm Appointment. Seller is a shift worker.

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Living Room	3.65x3.03	M	Bedroom 3			Bath	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room			Bedroom 4			1	M	4	Yes	Main Level		
Kitchen	3.25x2.85	M	Laundry Room	1.92x1.74	M	2	M	4	No	Upper		
Family Room						3				Above Grade		
Den						4				Lower Level		
Bonus Room						5				Below Grade		
Primary Bedroom	3.96x3.05	M				6				Total A.G.	76.12	819.36
Bedroom 2	2.5x3.63	M				7				Finished Lvl's	1	

Heat Source	Natural Gas	Heat Type	Baseboard, Hot Water	Basement	None / No Basement
Roof	Asphalt Shingles	Construction	Wood Frame	Separate Ent.	2nd Suite Permit
Foundation	Concrete			Garden Suite	Permit
Exterior	Stone, Vinyl			Garage Suite	Permit Front Exp. SE
Features	Detectors Smoke, No Animal Home, Parking-Plug-Ins, Parking-Visitor, Party Room, Vinyl Windows			Lot SqM	83.47
				Tot. Ac.	F x D (m) x
				Flooring	Carpet, Linoleum, Vinyl Plank

Goods Incl.	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings	F/P	F/P Fuel
		F/P Type	

Goods Excl.		HOA No	Fee	Sched
		Fee Incl		

Site Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Parking	Total 1 Stall	Warranty	
	Encl.	Rd Access	Paved
		Grge Dim.	

Condo Name	The Savida	Floor Location	Ground	Floor #	107	# Floors Bldg	4
Condo Fee	\$584.55	Unit Exp.	SW	Balcony/Terrace	Yes	Elevator	Yes
Fee Includes	Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Water/Sewer	Park Plan	Titled	Desc/Unit/UF	1623184 /		172 /
		Stall #		Encl. Park		Min. Age	
		Titled Storage	No	Strg Unit			
		Prop Mgmt/#	KDM Management				/ 780-460-0444

Seller Name	Jordan and Robert Butler	Appt:	Must Confirm Appointment	Appt Name	Heidi
List Agent 1	Heidi Gillespie - Ph: 780-718-7502			Appt Ph#	780-718-7502
Agent Email	heidigillespie55@gmail.com			Occupancy	Seller
List Office 1	Royal LePage Prestige Realty - Off#: 780-464-7240	Ownership	Private		
List Agent 2		Possession	Days 30	Notes	Neg
List Office 2		Input Date	5/3/2026 11:26 AM	Expiry Date	9/30/2026
Co-Op Comm	3.5% on the first \$100,000 & 1.5% on balance	SRR Y/N	No	Excl. Date	
		Exclusion	No	CDO	2

Terms of Cond		Buyer Agent 1	
Sold Date		Buyer Office 1	
Sold Price		Buyer Agent 2	
Completion Date		Buyer Office 2	