

## \$449,600 - 47 Clareview Road, Edmonton

MLS® #E4441225

**\$449,600**

4 Bedroom, 2.00 Bathroom, 871 sqft

Single Family on 0.00 Acres

Kernohan, Edmonton, AB

Welcome to a FULLY RENOVATED bi-level located in the heart of Kernohan. This inviting home offers the perfect blend of space, comfort, and functionality ideal for growing families or savvy investors. UPGRADES INCLUDE: NEW FLOORING AND PAINT THROUGHOUT, ALL NEW WINDOWS, NEW STAINLESS STEEL APPLIANCES, NEW FURNACE, NEW HOT WATER TANK and 2 NEW SETS OF LAUNDRY. Step inside a bright and airy main floor, where large windows flood the living space with natural light. The spacious living room flows seamlessly into an all new kitchen and dining area, making it perfect for everyday living and entertaining. youâ€™ll find generously sized 2 bedrooms, including a cozy primary retreat, and a beautifully renovated full bathroom. The fully finished lower level features 2 bedrooms, a second bathroom and a new kitchen. The DOUBLE GARAGE is accessible from the rear lane. Located steps from parks, schools, river valley trails, this beautiful home is ready for YOU!

Built in 1977

### Essential Information

MLS® # E4441225

Price \$449,600



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	871
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	47 Clareview Road
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3X2

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 6th, 2025  
Days on Market        16  
Zoning                    Zone 35

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