

## **\$195,000 - 340 301 Clareview Station Drive, Edmonton**

MLS® #E4437467

**\$195,000**

2 Bedroom, 2.00 Bathroom, 880 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this spacious condo, conveniently located by Clareview LRT station. The main living area is bright and open with modern colours, and upgraded lighting. The kitchen has plenty of cupboard and counter space, as well as stainless appliances and a centre island. The primary suite features a large closet and full ensuite. On the other side of the unit is the second bedroom, which also has a large closet and another full bathroom and in suite laundry. There is a titled underground parking stall, and a gym in the building. This home is a MUST SEE!

Built in 2006

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4437467               |
| Price          | \$195,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 880                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 340 301 Clareview Station Drive |
| Area        | Edmonton                        |
| Subdivision | Clareview Town Centre           |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5Y 0J4                         |

## Amenities

|           |  |
|-----------|--|
| Amenities | Exercise Room, No Animal Home, Parking-Visitor |
| Parking   | Underground                                    |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 75             |
| Zoning         | Zone 35        |
| Condo Fee      | \$461          |

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