

## \$174,900 - 330 Clairview Station Drive, Edmonton

MLS® #E4441877

**\$174,900**

2 Bedroom, 2.00 Bathroom, 815 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Step into COMFORT and CONVENIENCE with this GROUND FLOOR 2 BED, 2 BATH condo—perfect for FIRST-TIME BUYERS or INVESTORS. The OPEN-CONCEPT layout features a FUNCTIONAL KITCHEN with an ISLAND and PLENTY OF STORAGE, flowing into a COZY LIVING ROOM and a COVERED PATIO—great for morning coffee, BBQs, or enjoying a little outdoor space to unwind. The PRIMARY SUITE offers a 4-PC ENSUITE and a WALK-THROUGH CLOSET youâ€™ll love. A second bedroom and full bath provide flexibility for ROOMMATES, GUESTS, or a HOME OFFICE. Enjoy the added perks of IN-SUITE LAUNDRY, EXTRA STORAGE, and a TITLED PARKING STALL. All this just STEPS from the LRT, RESTAURANTS, SHOPPING, and with QUICK ACCESS to the HENDAY. Condo fees include HEAT, WATER, and use of the FITNESS ROOM—making this an EASY, AFFORDABLE choice for low-maintenance living.

Built in 2007

### Essential Information

MLS® #	E4441877
Price	\$174,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	815
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	330 Clairview Station Drive
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0E6

### Amenities

Amenities	Off Street Parking, Exercise Room, Exterior Walls- 2"x6", Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 12th, 2025  
Days on Market                4  
Zoning                              Zone 35  
Condo Fee                        \$442

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Listing information last updated on June 16th, 2025 at 6:17am MDT