

# **\$197,900 - 201 309 Clareview Station Drive, Edmonton**

MLS® #E4428449

**\$197,900**

2 Bedroom, 2.00 Bathroom, 901 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

This spacious CORNER UNIT condo is located in the AVENUE AT CLAREVIEW. Entering this unit, you come to an open concept layout including a large living room, ideal kitchen with all your essential STAINLESS-STEEL appliances, and a dedicated dining area. The master bedroom comes with a WALK-THROUGH closet to an ENSUITE bathroom. There is another spacious bedroom and a full bathroom. This unit boast lots of NATURAL LIGHT. Enjoy the summers on your dedicated BALCONY and the convenience of in-suite laundry. This unit comes with TWO TITLED PARKING STALLS – one underground and one above ground. Enjoy the main floor FITNESS ROOM and LOUNGE. The building is close to all amenities including shopping, restaurants, schools, public transportation include LRT station, and major roadways like MANNING DRIVE.

Built in 2006

## **Essential Information**

MLS® #	E4428449
Price	\$197,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	901



Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	201 309 Clareview Station Drive
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0C5

### **Amenities**

Amenities	Exercise Room, Parking-Visitor, Secured Parking, Security Door, See Remarks
Parking	Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	20
Zoning	Zone 35
Condo Fee	\$503

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 10:32pm MDT