

## \$224,900 - 340 301 Clareview Station Drive, Edmonton

MLS® #E4425171

**\$224,900**

2 Bedroom, 2.00 Bathroom, 879 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

This spacious and bright third-floor condo offers the perfect blend of comfort and convenience, featuring two bedrooms and two full bathrooms. Ideally situated just a short walk from the LRT Station, this home is an excellent opportunity for first-time buyers or savvy investors. The open-concept living room is flooded with natural light, with patio doors leading to a balcony—perfect for relaxing or enjoying a morning coffee. The kitchen is a standout, offering sleek stainless steel appliances and stylish white cabinets. The adjacent dining area provides ample space for gatherings and everyday meals. The generously sized primary bedroom comes with a private 4-piece ensuite. For added convenience, this unit also includes in-suite laundry. You'll enjoy the added benefit of one titled underground parking stall.

Built in 2006

### Essential Information

MLS® #	E4425171
Price	\$224,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	879
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	Off Street Parking, On Street Parking, Intercom, Party Room, Security Door
Parking	Underground

### **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	Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 11th, 2025
-------------	------------------

Days on Market	39
Zoning	Zone 35
Condo Fee	\$461

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 19th, 2025 at 9:02am MDT