

## **\$165,000 - 320 Clareview Station Drive, Edmonton**

MLS® #E4439855

**\$165,000**

2 Bedroom, 2.00 Bathroom, 900 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

**WELCOME TO CLAREVIEW JUNCTION!** This affordable, main floor, 2 bedroom 2 bath condo in Clareview Town Centre is the perfect fit for first time buyers, investors or even those just looking to downsize. The bright open floor plan has a modern kitchen with white cabinetry and plenty of counterspace. The spacious dining area flows through to the living room which has a garden door opening to the sunny **PRIVATE** patio. The two bedrooms are located on opposite sides of the unit allowing for maximum privacy and the primary suite has a large walk-through closet leading to the 4 pce ensuite. The unit is completed with the essential in-suite laundry, main bathroom and plenty of storage space. This well managed, **PET FRIENDLY**, complex has low condo fees which include heat and water, a gym and comes with 2 **TITLED PARKING STALLS** (energized). Close to major shopping, great restaurants and the LRT. **WELCOME HOME!**

Built in 2007

### **Essential Information**

MLS® #	E4439855
Price	\$165,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	900
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	320 Clareview Station Drive
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0E5

### Amenities

Amenities	Exercise Room, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows
Parking	2 Outdoor Stalls

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	14
Zoning	Zone 35
Condo Fee	\$442

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 June 16th, 2025 at 6:17am MDT