

# **\$195,000 - 404 309 Clareview Station Drive, Edmonton**

MLS® #E4446291

**\$195,000**

2 Bedroom, 2.00 Bathroom, 852 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

TOP-FLOOR 2-bedroom, 2-bathroom condo in a prime location near major shopping centres, transit, and amenities. This bright and spacious unit features an open-concept layout, in-suite laundry, and a private balcony. Enjoy the convenience of two underground titled parking stalls and a functional kitchen with plenty of cabinet space. The primary bedroom includes a full ensuite and walk-through closet. Perfect for first-time buyers, downsizers, or investors.

Built in 2006

## **Essential Information**

MLS® #	E4446291
Price	\$195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	852
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## **Community Information**



Address	404 309 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, Detectors Smoke, No Smoking Home
Parking	Underground

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 7th, 2025
Days on Market	53
Zoning	Zone 35
Condo Fee	\$469

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