

## **\$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          |

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Listing information last updated on June 16th, 2025 at 7:02am MDT