

# \$169,000 - 218 309 Clareview Station Drive, Edmonton

MLS® #E4429735

**\$169,000**

2 Bedroom, 2.00 Bathroom, 829 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Nestled in a prime location near the LRT and major bus routes, this exquisite 2-bedroom, 2-full-bathroom carpet-free unit offers unmatched convenience. Featuring one underground parking stall, this home suits a wide range of lifestyles—whether you're a growing family, couple, business professional, student, or investor seeking a high-potential rental property. Enjoy being just minutes from the LRT, shopping, schools, fitness centers, and more. Don't miss out!

Built in 2006

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4429735               |
| Price          | \$169,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 829                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information



|             |                                 |
|-------------|---------------------------------|
| Address     | 218 309 Clareview Station Drive |
| Area        | Edmonton                        |
| Subdivision | Clareview Town Centre           |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5Y 0C5                         |

### **Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 1                                            |
| Parking        | Heated, Underground                          |

### **Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, 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 |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 35         |
| Condo Fee      | \$435           |

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Listing information last updated on April 25th, 2025 at 12:47am MDT