

# \$197,900 - 201 309 Clareview Station Drive, Edmonton

MLS® #E4428449

**\$197,900**

2 Bedroom, 2.00 Bathroom, 901 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

This spacious CORNER UNIT condo is located in the AVENUE AT CLAREVIEW. Entering this unit, you come to an open concept layout including a large living room, ideal kitchen with all your essential STAINLESS-STEEL appliances, and a dedicated dining area. The master bedroom comes with a WALK-THROUGH closet to an ENSUITE bathroom. There is another spacious bedroom and a full bathroom. This unit boast lots of NATURAL LIGHT. Enjoy the summers on your dedicated BALCONY and the convenience of in-suite laundry. This unit comes with TWO TITLED PARKING STALLS – one underground and one above ground. Enjoy the main floor FITNESS ROOM and LOUNGE. The building is close to all amenities including shopping, restaurants, schools, public transportation include LRT station, and major roadways like MANNING DRIVE.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428449  |
| Price          | \$197,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 901       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2006                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 201 309 Clareview Station Drive |
| Area        | Edmonton                        |
| Subdivision | Clareview Town Centre           |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5Y 0C5                         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Exercise Room, Parking-Visitor, Secured Parking, Security Door, See Remarks |
| Parking   | Stall, Underground  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 35         |
| Condo Fee      | \$503           |

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 12th, 2025 at 4:47am MDT