

# **\$194,000 - 335 301 Clareview Station Drive, Edmonton**

MLS® #E4436377

**\$194,000**

2 Bedroom, 2.00 Bathroom, 857 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

This beautiful completely renovated 2 bedroom, 2 bathroom condo offers a spacious open-concept layout designed for modern living. The large kitchen features stylish cabinetry, an island and ample storage. The bright and open living and dining areas lead onto a patio with a gas BBQ hook-up. The primary bedroom includes a generous walk-through closet and a private 4-piece en-suite, while the convenient front flex space provides options for a home office or extra storage. The unit also features in-suite laundry with washer and dryer, and comes with a heated underground titled parking stall. Ideally located just steps to the LRT, The Clareview Rec Centre, shopping, this home offers both comfort and convenience in one.

Built in 2006

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4436377  |
| Price          | \$194,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 857       |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 335 301 Clareview Station Drive |
| Area        | Edmonton                        |
| Subdivision | Clareview Town Centre           |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5Y 0J4                         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Exercise Room, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite |
| Parking   | Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas  |
| Fireplaces        | None  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Shopping Nearby    |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### School Information

|            |               |
|------------|---------------|
| Elementary | Sifton School |
|------------|---------------|

|        |                       |
|--------|-----------------------|
| Middle | John D. Bracco School |
| High   | Eastglen School       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 35             |
| Zoning         | Zone 35        |
| Condo Fee      | \$443          |

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Listing information last updated on June 17th, 2025 at 9:17pm MDT