# \$165,000 - 2116 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 2116 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

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 June 16th, 2025 at 4:47pm MDT