

## \$144,900 - 2118 320 Clareview Station Drive, Edmonton

MLS® #E4440187

**\$144,900**

1 Bedroom, 1.00 Bathroom, 625 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Nice and Bright open concept one bedroom condo on main floor, south facing big PRIVATE PATIO with PARK AREA.\* Unit has large Oak kitchen with lots of cupboards and counter space with huge dining room, big living room, and spacious Master Bedroom.\* Newer VINYL PLANK floors through out. ALSO In-suite Laundry and Pantry.\* Amenities include a large well-equipped gym and a games room, plus an outdoor energized 'title' parking stall.\* Building is only minutes walk to the CLAREVIEW LRT STATION, and minutes direct to UNIVERSITY and Downtown on the LRT.\* All major shopping is nearby. This awesome home is "move in ready" great for "first time home buyer or investment."

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4440187          |
| Price          | \$144,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 625               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 2118 320 Clareview Station Drive |
| Area        | Edmonton                         |
| Subdivision | Clareview Town Centre            |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T5Y 0E5                          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| 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 | No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 26             |
| Zoning         | Zone 35        |

Condo Fee                \$324

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 29th, 2025 at 7:47pm MDT