

\$224,900 - 340 301 Clareview Station Drive, Edmonton

MLS® #E4425171

\$224,900

2 Bedroom, 2.00 Bathroom, 879 sqft
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

This spacious and bright third-floor condo offers the perfect blend of comfort and convenience, featuring two bedrooms and two full bathrooms. Ideally situated just a short walk from the LRT Station, this home is an excellent opportunity for first-time buyers or savvy investors. The open-concept living room is flooded with natural light, with patio doors leading to a balcony—perfect for relaxing or enjoying a morning coffee. The kitchen is a standout, offering sleek stainless steel appliances and stylish white cabinets. The adjacent dining area provides ample space for gatherings and everyday meals. The generously sized primary bedroom comes with a private 4-piece ensuite. For added convenience, this unit also includes in-suite laundry. You'll enjoy the added benefit of one titled underground parking stall.

Built in 2006

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4425171 |
| Price | \$224,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 879 |
| Acres | 0.00 |



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

Community Information

| | |
|-------------|---------------------------------|
| Address | 340 301 Clareview Station Drive |
| Area | Edmonton |
| Subdivision | Clareview Town Centre |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 0J4 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Intercom, Party Room, Security Door |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, 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 | Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|------------------|
| Date Listed | March 11th, 2025 |
|-------------|------------------|

| | |
|----------------|---------|
| Days on Market | 38 |
| Zoning | Zone 35 |
| Condo Fee | \$461 |

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 18th, 2025 at 5:02pm MDT